

Pawnee Hills Community Association May 2007

Clubhouse Voice Mail/ Address/Website

35644 Cheyenne Trail
Elizabeth, CO 80107
(303) 646-0126
www.pawneehillshoa.org

PHCA Board Members

President – Tina O’Bryan
Vice President - Pam Schultz
Board Member & Secretary – R.C. Cuellar
Board Members – Brian Cook and Steve Hamblin
Treasurer – Sandy Perry
Assistant Facility Coordinator - Cynthia Cregger

Board of Directors Meeting

The next Board of Directors meeting will be held on **Thursday, May 10, 2007 at 7:00 PM** at the clubhouse located at 35644 Cheyenne Trail.

Construction

In the following weeks there will be some construction work at and around the clubhouse and pool area. If you have questions, please contact the clubhouse.

2nd Annual Stick Horse Rodeo and Gymkhana Show

Mark your calendars for Saturday July 21! The activities committee will hold the children’s rodeo in the morning followed by a gymkhana show – FOR ALL AGES – in the afternoon. There will be a potluck for the subdivision immediately following the children’s rodeo. Watch the mail box area for more details!!!

Minutes Change

The board has decided to include a “Meeting Summary” of the monthly board meetings with your newsletter. The official minutes, which are more extensive, will still be available online at www.pawneehillshoa.org or may be requested by phoning the clubhouse at (303) 646-0126.

Legal Information

All legal information has been removed from the website, www.pawneehillshoa.org. If you would like to review any legal information, including court ordered judgments, please phone 646-0126 to make arrangements.

New Bookkeeping Service

PHCA has a new bookkeeping service - Total Bookkeeping Operations (Diane Kramer), 11840 Meadowood Lane, Parker, CO 80138-7125, phone number (303) 829-5517.

Pawnee Hills Community Association

Collection Fees

April 12, 2007

Collection fees are charged to the individual Homeowners' account.
Fees are subject to change without notice.

	Fees
Letter #1 from PHCA President	\$20.41
Letter #2 from PHCA - Reminder	\$20.41
Collection documents sent to Attorney	\$20.41
Detailed account ledger sent to Attorney	\$20.41
Billing of covenant violations, legal fees & other non-dues amounts	\$10.41
Filing of lien	\$121.12
Release of lien	\$55.15
Demand letter from Attorney	\$54.58
Collection lawsuit	\$364.74
Lawsuit paperwork hand-delivered to Homeowner(s)	\$50 -\$150

Legal Payments

The Board has received payment in the amount of \$5,693.47 from Larry Beireis/Alta Jackson. This is a payment from a lawsuit with the association.

Legal Expenses

If you would like to see the detailed listing of legal expenses, please contact a board member and a copy of the bill will be provided for review. The amounts listed below reflect legal expenses incurred through March 2007. We will continue to show the running totals until the case is closed, and the association is no longer incurring legal fees. The Board would like to encourage all homeowners with violations to come into compliance so the association can avoid expenses like the ones listed below.

Larry Beireis/Alta Jackson	\$4,356.37
Linda Lee	\$5,023.69

Declaratory Judgment – Legal Costs (does not include voting/ballot costs)

The amounts listed below regarding legal expenses reflect total expenses incurred through January 2007. To review detailed information, please contact a board member. Cheryl Mulvihill represents Plaintiff – PHCA BOD and David Rolfe represents Defendants (Class Action-homeowners).

\$6,230.94

**Pawnee Hills Community Association
Board of Directors Meeting Summary
March 8, 2007**

Board Members Present: Tina O'Bryan, Brian Cook, RC Cuellar, Steve Hamblin and Pam Schultz. Sandy Perry was present as Treasurer.

Meeting was called to order at 7:10 p.m.

Motion: A motion was made to approve the agenda. The motion was seconded and passed.

Communications from community members:

- A planning commission meeting will be held on March 20th at 7 p.m. and the final hearing is set to take place on April 10th at 7 p.m. for a development that will be going up next to Cimarron, north of highway 86.
- We received a notice of foreclosure. We have turned this over to Susan with ABC Solutions and Cheryl Mulvihill, our attorney.
- There were two covenant violation letters from Bob Rowland dated February 26th of 2007. One was for a recently constructed building and the other for a semi trailer. A motion was made and approved to respond to Mr. Rowland with findings that the complaints were not valid.
- A call was received from Gary Hartzell of the Elbert County Health Department regarding a complaint from a homeowner stating that there is mold in the pool. It was explained that there is a leak in the pool and mold in the clubhouse. Prior documentation regarding these two problems was forwarded to the county. Further documentation stating that the pool has been repaired and the mold has been eradicated will be forwarded when the work is completed.
- A phone call was received from a resident requesting that she receive no additional inserts with her bill.
- A letter was received from Linda Lee disputing her billing which includes legal fees. A motion was seconded and passed to send a corrected statement.

Treasurer's Report: (Sandy)

- Listing of checks written and discussed
- Motion to approve the bills as read. Motion was seconded and passed.
- Bank Balances: Checking \$2,928.85, Savings \$10,147.24, Reserve \$15,283.47, Unpaid Dues \$4,649.33, CDs \$15,000.
- Discussion was held regarding rolling each CD every 90 days. We will continue this practice.
- The auditor filed an extension for our taxes since paperwork is running behind.

Motion: A motion was seconded and approved to hire Total Bookkeeping Operations of Parker.

Facilities Report - (Cynthia Cregger was not present but presented a written report summarized below).

- An estimate was received from Acoma totaling \$649.96 for re-keying. No decision was made.
- Cynthia is in the process of scheduling the pool company and electrician for approved repairs/improvements.
- Discussion was held regarding the mold report and how to proceed. No decision was made.

Architectural Control Committee (ACC) - Judy Trawinski – not present - no report.

Activities - Karlene Herbrand – not present. A flyer was included in the newsletter for the Easter egg hunt.

Buildings & Grounds - Stephen Gile – not present - no report.

Covenant Committee - Chuck Nichols - not present - no report.

Directory and Welcoming - Sandy Perry. Discussion was held regarding allowing a realtor to print the directory in exchange for allowing them to advertise in it.

Equestrian - Steve Gile, RC Cuellar - no report.

Newsletter - Susan Laessig – not present – no report.
The deadline for entries into the newsletter is the 15th of the month.

Nominating – Pam - currently inactive.

Website - Sandy Perry

Board Business

ACC Rules and Regs. need to be reviewed by everyone.

Steve will review the Reserve Study, prioritize and make recommendations.

A decision was made to retain the 2005 minutes on the website.

The board will post the meeting minutes on the website and will mail a short meeting summary with the Newsletter.

Legal updates:

- On February 20th PHCA was brought to court by Linda Lee regarding her disagreement with the court ordered judgment on legal fees. The judge found that Ms. Lee is responsible for all attorney's fees and costs.
- On March 6th of 2007, PHCA mediated with Robert and Janice Rowland and negotiated a payment of \$1,300 which brought them current for the month of March. This settlement did not include legal fees incurred on March 5th and 6th. The association absorbed these fees.
- Declaratory Judgment: A motion was made to proceed with a "stipulation". The motion did not pass and the Declaratory is currently on hold. RC and Steve will develop a definition for Commercial Activity.

Open Forum:

A homeowner questioned the need to mail a lengthy set of minutes considering the cost of postage.

Motion: A motion was made to adjourn the meeting. The motion was seconded and passed. The meeting adjourned at 10:05 p.m.

Respectfully submitted by RC Cuellar.