

**Pawnee Hills Community Association  
Board of Directors Meeting Minutes  
November 14, 2006**

Board Members Present: Tina O'Bryan, Pam Schultz, Patty Sward and Susan Laessig (Sandy Perry was present as Treasurer).

Meeting was called to order at 6:40 pm.

Motion was made to approve the agenda, motion seconded and passed.

Bids for bookkeeping service were opened and discussed. Dahl and Jones has not yet responded to our RFP. The guy is located in Castle Rock. Sandy will contact Jay Dahl to see if they are still interested in bidding for our bookkeeping services, if not, she will still talk to them about their auditing and tax services.

BJ Robinson is located in Elizabeth and he is merging with Noven & Rosenbaum, PC.

ABC Solutions will not be submitting a proposal in 2007. Susan Johnson will be willing to go forward for 4-5 months on a month to month basis to help with the transition.

New bookkeeper service needs to pay considerable amount of attention to detail. They need to be perfect on the letters and documentation for homeowner accounts, timing of the "oops" letter, etc.

Motion was made to table the bookkeeping services bid until we meet with Noven & Rosenbaum (N&R) to clarify the bid we received. Motion was seconded and passed unanimously.

Susan Johnson of ABC has a name to recommend. Sandy has suggestions on approaching N&R for discussion and additional accountants.

#### Budget

Draft budget for 2007 was discussed. Various changes were done and information will be given to Susan w/ ABC Solutions for changes. Tina to e-mail updated version to the rest of the board to make sure all suggested changes were completed. Final 2007 budget will be presented at the next Board meeting for vote.

Motion to raise the maximum allowable by 5% going form \$43.65 to \$45.83 effective January 1, 2007 but that we will forego implementation. Motion was seconded and unanimously passed.

Motion to raise dues by 5% going from \$43.05 to \$45.20 effective January 1, 2007. Motion was seconded. 3 in favor, 1 abstention.

Beireis fence: Tina left a message for Judy Trawinski to checking on the fence. It looks like what ACC approved and what Beireis is building is different.

Susan Laessig left a message for Linda Lee regarding her poultry (if they have been removed). Susan has not heard from her yet, Susan may leave her a second voice mail.

Declaratory Judgment: letter to David Rolfe cc to Cheryl regarding not doing any business until after the 12/4 vote. Letter draft to be completed by Patty and Susan within a few days.

Motion to approve the alternative dispute resolution as part of our rules and regulations. Seconded.

Discussion: There is a time frame of having it in place by January 1, 2007. Motion passed unanimously.

Motion to put up the PHCA Mission Statement onto the website. Motion was seconded and passed unanimously.

Minutes: July, August and September's minutes will be posted on the website, will add note to the newsletter that if the homeowner leaves name, address and phone number at the community center we will mail a hard copy to them.

Went over the draft agenda for the December meeting: Need to approve 2007 budget, pool repairs, electrical update and any updated information regarding the RFP for bookkeeping service.

Motion was made to adjourn the meeting, motion was seconded and passed. Meeting adjourned at 9:25 p.m.

Respectfully submitted by Patty Sward.  
(Walt Day was unable to attend this meeting).