

**Pawnee Hills Community Association  
Board of Directors Meeting  
November 10, 2005  
Minutes**

Board Members Present: John MacArthur, Tina O'Bryan, Pam Schultz, Dawn Hill and Walt Day

Meeting was called to order at 7:20 p.m.

Agenda:

*Motion was made to approve the agenda. Seconded, and Passed (5-For 0-Apposed)*

Communications to the Board (Copies of letters are attached to the minutes): presented by Tina O'Bryan

Reading of letter from MacArthur's in response to the board's letter regarding a reported covenant violation of "breeding for commercial purpose."

Reading of letter from the board to the MacArthur's regarding covenant violation of "breeding for commercial purpose".

Reading of response letter to Bob Rowland from the Board regarding covenant violation reporting 6 horses on a property.

Reading of response letter to Bob Rowland from the Board regarding covenant violation of a large receptacle on a property.

Reading of response letter to Bob Rowland from the Board regarding covenant violation reporting non-drivable unlicensed vehicles.

Reading of response letter to Greg Hahn from the Board regarding two outbuildings on a property.

Reading of response letter to Greg Hahn from the Board regarding two donkeys on a property.

Reading of response letter to Bob Rowland from the Board regarding two outbuildings on a property.

Reading of response letter to Bob Rowland from the Board regarding two outbuildings, pile of manure and number of driveways.

Reading of response letter to Bob Rowland from the Board regarding two outbuildings on a property.

Reading of letter from Yoensky's regarding property easement going to the county for final decision.

Reading of letter to the board from Alison Moe requesting Alpaca's, fencing, roofing, painting and manure disposal.

Treasurer's Report: presented by Sandy Perry

PHCA accounts (Attached)

Checking:	\$ 9,690.76
Savings:	\$18,194.38
Reserve Account:	\$ 4,568.51
Unpaid Dues:	\$ 1,676.24

Reading of bills for approval – *Motion to approve the bills to be paid as read. Seconded, and Passed (5-For 0-Apposed)*

Blank Pinnacle Insurance forms given to Facility Manager by the Treasurer for filing upstairs.

Facility Manager's Asst. Report: presented by Cynthia Cregger

Cynthia will review the current punch list with Darren at a later date.

The police report regarding pool break in and vandalism, which occurred on August 25, 2005, is ready for pick up and will be done by Cynthia. The police apprehended the suspects. The report will be for our records.

Cleaning up under the deck to be completed. Cynthia will check with Darren and Stephen to get this done.

Activities Committee: presented by Ginger Wood

Christmas light contest will be happening again this year on December 16, 2005. We will be awarding four \$25.00 gift certificates from Home Depot. We are also asking for more members on this committee, so please contact the board or attend the next meeting if you are interested.

Grounds & Maintenance: *presented by Stephen Giles*

Completed Projects:

Limbs by the barn have been trimmed and cleaned. The boards on the top rails, along the fence, have been repaired.

Noted Projects:

Siding on the barn needs to be stained Stephen Giles is checking if the 5 gallons of stain he has matches. We have some suckers at the base of trees at the median that will need to be treated – Stephen Giles will submit a bid to the board for this and it should be less than \$200.00.

Architectural Committee:

*Nothing to report.*

Covenant Committee: *presented by Chuck Nichols*

Letters from the Covenant Committee will be sent out to the community within the next few months and about 1/3 of the questionnaire is completed.

Directory & Welcoming Committee:

*Nothing to report.*

Equestrian Committee: *presented by Bill Curley and Sandy Perry*

Sandy will finish the signs for the trail markers and complete some of the smaller projects that are on going. We currently do not have anybody heading up this committee and are looking for volunteers from the community. Stephen Giles is willing to take this committee on for now even though it is usually dormant during the winter. Thank you Stephen for volunteering.

Newsletter - *Nothing to report.*

Nominating Committee: *presented by Pam Schultz*

If you have anybody you would like to nominate please let Pam Schultz or Jim Chandler know who it is and they will get them on the ballot for the January 21, 2006 annual meeting.

Senate Bill 100: *presented by Pam Schultz*

We need to have seven (7) policies and procedures in place by January of 2006. These are a mandatory by the new state laws. We feel these are critical to the community, so we will be hiring Orten & Hindman to assist us in coming into compliance with the new laws. This will be slightly customized to Pawnee Hills needs and will be done at a cost of \$975.00. There may be future expenses in order to comply with SB100.

*Motion to approve \$975.00 for Orten & Hindman to get these policies in place. Seconded, and Passed (5-For 0-Apposed)*

Budget: *presented by Tina O'Bryan*

We are seeing a \$7,700.00 shortage in the budget for next year even if we implement a 5% increase effective January 1, 2006. The budget is only in the rough format, but it is obvious that we will need to get an increase in January to the maximum of \$43.05. We need to make a motion to raise the dues to the Maximum Allowable 5% at this meeting and a second motion to implement the increase effective January 1, 2006.

*Motion to raise the maximum allowable 5% to move from \$41.00 to \$43.05. Seconded, and Passed (5-For 0-Apposed)*

*Motion to implement dues increase to the \$43.05 effective on January 1, 2006. Seconded, and Passed (5-For 0-Apposed)*

Board Comment: The board regrets having to make this sort of a motion, but after going through the draft of the budget it is obvious that we have a deficit in 2006. We will send out a draft budget to the community in the next newsletter and answer questions and finalize the 2006 budget at the next board meeting.

Bob Rowland Comment: I have a positive comment. That if I were on the board I would be doing exactly what you are doing and you should have been doing this all along to avoid the September argument. I would just ask that the board consider asking the community before making such a decision for their input.

Board: Coming January 1, 2006 the board will be doing exactly that.

Website

[www.pawneehillshoa.org](http://www.pawneehillshoa.org)

Open Forum

**Simone Wade:** Question on the Reserve Study I see a lot of money for the pool, and the clubhouse, but not a lot on the equestrian. Will there be more money allocated for the equestrian facilities?

**Board:** If you have specific recommendations we would like to hear them. Please give us some input.

**Simone Wade:** I have a recommendation of a rodeo for the equestrian community and BBQ in the spring or summer. This would be an event that would show we are an equestrian community and not a pool community.

**Board:** Would you like to volunteer to head this up?

**Simone Wade:** No.

**Board:** Then I guess we can put this out in the newsletter and ask for support. We can ask for any volunteers interested in organizing an event like this to contact the Equestrian committee.

**Marguerite Ham** - (Western Country Ranches-Secretary)

Diamond Ridge We have become aware of a proposed high-density subdivision that will be behind Evans Ranch. The town commission has done a very good job of keeping this very quiet and we are trying to get support against this project. Ponderosa Park was not aware and she would like to inform everybody about this up coming proposal. They are saying that they will only have 1 car per household and only 1 child per household, so that just doesn't add up. We are seeing more like 2 cars per household and 2-3 children per household, which will greatly affect this community.

It will also cost the community on taxes and the congestion in the area. The numbers they have for children in schools is \$9,000.00/per child for taxes and the tax money they are bringing to the community will be eaten up very fast just with the projected children. They will also have a wastewater treatment center and will be treating their water and will be doing 24,000 peak gallons each day. This would be treated with chemicals and then it will be used for public watering. The reason they can do 1-acre lots is because of Western Country Ranches did a re-filing to 2-acres and with the adjacent rule you can go to 1/2 of the current. They also have a future project that could be even smaller then the 1-acre if they use the adjacent rule again in the future. We would like to get as many people together to fight this. Ponderosa Park community does not have a Home Association any longer, but they are trying to get organized.

**Planning meeting on December 8<sup>th</sup> at the Elbert County Court House 7:00pm - Please attend**

December 28<sup>th</sup> at 1:00pm will also be a Commissioner Meeting

Green Tree Land Company, PO Box 1869, Elizabeth CO, 80107

Owners-Leroy Evans, 51075 County Road 15, Elizabeth CO, 80107

Representative:

Tom Maroni Mortgage-Broker Mary Maroni, PO Box 902, Elizabeth, CO, 80107

They would like to have them go to 5-acre lots similar to the Wild Pointe location that was also defeated and increased. These are 27 lots and are actually 0.834-acre on the average, so it is actually less then 1-acre already.

December 8<sup>th</sup>, 2005 board meeting is being proposed to be move to December 1<sup>st</sup>, 2005 in order to facilitate attendance to this meeting on the 8<sup>th</sup> of December.

*Motion to move meeting from December 8<sup>th</sup>, 2005 to December 1<sup>st</sup>, 2005. Seconded, and Passed (5-For 0-Apposed)*

*Motion was made to adjourn the meeting at 8:26 pm. Seconded and Passed (5-For 0-Apposed)*

Meeting adjourned 8:26 p.m.