

Pawnee Hills HOA
Board of Directors Meeting
February 27, 2024

A quorum of board members has been met. Board members in attendance: Randy Burns, Thom Corrigan, Tina O'Bryan, Tina McKenna, Scott Braun

Call To Order: Meeting called to order at 6:01 pm.

Approval of Agenda: Motion made to approve the agenda seconded and approved.

Approval of Minutes: Motion made to approve the January 23, 2024, minutes seconded and approved.

Announcements:

Open Forum/Communications from Community Members: (Sign in with intention to speak.

Be sure to follow the rules for a board meeting.

3-minute time limit per person.

A homeowner asks about getting handicap access to the clubhouse. The HOA is not legally required to convert the building for handicap access. The HOA has investigated this, but it would be a huge cost to the community. The HOA could consider getting a ramp to access the main building that would not require converting everything to handicap accessible.

Reports

Facility Coordinator-Jim Garnhart- New flooring is complete in the bathrooms and hallway. New toilets have been installed. The wooden benches are in disrepair and Jim suggests buying some new metal benches to replace them. Motion made to approve the purchase of 2, 6 ft. dining benches for \$86.99 each. Motion seconded and approved. Getting bids for painting of the downstairs bathroom and hallway. Will need some drywall repair as well. Will email coming bids to the board. Will install some new LED lighting in the bathrooms.

Maverick internet installation is almost complete. Need to buy a new router that is compatible with the Maverick system. When the new internet is operational, will begin looking for a different security/camera system. Will also look for an internet phone option

Maverick damaged one of our sprinkler lines-will speak with Maverick regarding paying for that repair.

Will begin the spring clean up and getting the grounds ready.

The management company is asking that a specific time sheet be used for Jim's hours worked.

Ok to just keep a running total for the month and submit.

Have many upcoming reservations for the clubhouse.

Treasurer Report-Sandy Perry-Sandy to attend a webinar presented by ACCU. Sandy states some of the bills are getting paid but not all. Will ask questions at the Webinar. Thom asks Sandy if she has gotten any feedback from ACCU regarding monies that have not been transferred from Diversified. States it will take time for the transition to be complete. Had a problem with the new debit cards and it was discovered they did not add any money to the debit cards. They are now working.

The board would like to invest some monies into CD's or money market accounts. Will investigate options once the management company changeover is completed. Sandy needs to have the petty cash reconciled.

Web Site-Sandy Perry-Nothing to add

Equestrian-Rachel Larson/Kathy Otterbein-Welcome Kathy Otterbein to the Equestrian Committee

Planning for a speaker in April pending interest in the event.

Welcoming-Cindy Angers-No present

Activities Committee-Andrea Garnhart and Robin Pickering-Easter egg hunt on 3/24, large item pick up will be scheduled for May.

Architectural Review Report-Randy Burns-1055 Sioux Trail, siding, and front door, conditional approval pending receipt of permits from Elbert County

Old Business:

- A. Yoensky-Will be getting a new property survey at the expense of the HOA.
- B. New management company update-Continuing the changeover.
- C. Pawnee Hills Logo Contest-Have had three entries. Will choose next month.

New Business:

- A. Signage resolution-Postponed until next March meeting
- B. Purpose of rules and regulations-To keep the community safe. The HOA expands on regulations set forth by the state to fit the needs of the community. The question is, what can we enforce? It is suggested that we can only use our covenants to further make resolutions and make them enforceable. It is suggested since in the covenants many times-Elbert County rules are referenced, we can expand on those to meet the needs of the community. If we make a resolution and then act on it- the first action is to send a soft letter. This will often get the homeowner to correct the violation and has not cost the HOA anything. If the activity is not corrected, then the HOA would have to follow the process as laid forth and could end up going to court. Would we be able to prevail in court?
- C. Residence Emails-There are fourteen properties with no emails per the new management company. When we move to electronic voting, we will need a mechanism to notify those homeowners with no email addresses.
- D. ACCU-Randy and Sandy will be attending the webinar. Have not had any negative feedback from homeowners thus far.
- E. ARC revamp rules-Important that homeowners get necessary permits. Elbert County is getting stricter. The HOA will give conditional approval on submitted plans until the permits are received from the county.

Next Meeting-March 26, 2024

Motion made to adjourn meeting seconded and approved. The meeting adjourned at 7:30pm.

Respectfully Submitted

Andrea Garnhart

Secretary