

Pawnee Hills HOA  
Board of Directors Meeting  
January 24, 2023

Quorum of board members has been met. Board members in attendance: Randy Burns, Thom Corrigan, Tina O'Bryan

**Call To Order:** Meeting called to order at 6:04 pm

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

**Approval of Minutes:** Motion made to approve the December 27, 2022, minutes seconded and approved.

**Announcements:** None

**Open Forum/Communications from Community Members:** None  
(Sign in with intention to speak). Please follow the rules for a board meeting.  
3-minute time limit per person.

### **Reports**

**Facility Coordinator-**Jim Garnhart- Increase in clubhouse reservations this month. The snowplow provider has been arranged for the season. Jim to monitor the frequency of snowplowing so we do not exceed the budget. The Christmas lights have been taken down at the mailbox shelter. The gutter is falling off over the front door of the clubhouse. There is too much snow and ice at this time to evaluate if Jim can repair it. Maverick has completed the initial wiring for the coming internet service. The weather is prohibiting progress on the internet installation. Jim has gotten pricing on a camera system that will be installed after the new internet. Jim is communicating with 2 fence contractors for estimates on the new pool fence-this will take place in the spring. Gift cards have been sent to the winners of the Holiday Light Decorating contest.

**Treasurer Report-**Sandy Perry-Motion made to approve the financials seconded and approved. Sandy to sign up for paperless e bills for utilities which will help the HOA avoid late fees due to the length of time it takes for processing the bills. Thom questions a charge for \$1,665-this is a pre-payment for Lawn Doctor services for 2023.

**Web Site-**Sandy Perry-Sandy to place the names of the winners of the Holiday Light Decorating Contest on the Web site. The website host for the HOA is going out of business so we will need to contract a new one. Sandy to research companies and pricing for a new service. This will need to be in place within 8 weeks. Sandy estimates a new website will cost approximately \$500. Motion made for Sandy to arrange for a new website seconded and approved.

**Equestrian-**Rachel Larson-Planning an event with presenters Bill and Diane Wingle, to cover general horsemanship, safety, trail etiquette, and equipment. Refreshments to be served, non-homeowners welcome. Date March 5. Time to be determined. To be advertised on Facebook, at the mailbox shelter, and surrounding neighborhoods

**Welcoming-**Sandra Corrigan-Continue to welcome new homeowners. Plan to ask at the homeowner meeting if there are any business owners that would like to include items in the welcoming baskets to promote their business.

**Activities Committee**-Andrea Garnhart and Robin Pickering-Events for 2023.

Book Club-1<sup>st</sup> Thursday of each month 7:00 pm at the clubhouse

April-Easter egg hunt

July-Homeowner meeting BBQ-tentative.

July 4<sup>th</sup> parade and ice cream social at the club house

October-Trunk or Treat,

December-Holiday Light Decorating contest.

Spring and Fall large item trash pick-up.

**Architectural Review Report**-Randy Burns-None

**Old Business:**

- A.** Decision on tier level for Moeller Graff-Motion made to go with the Moeller Graff Tier 1 plan seconded and approved.
- B.** Is it possible for the management company to provide information on updates to rules and regulations so the HOA can minimize legal expenses? Tina to inquire.

**New Business:**

- A. Do we have tickets for the raffle at the Homeowners meeting? Jim to purchase tickets for the raffle. Tickets to be distributed at sign in. Ballots will be distributed once a quorum has been established.
- B. Items missed-Tina to see if Diversified Management has any HOA educational resources that are recorded.
- C. Tina to speak with Diversified Management as to whether they can file our updated Articles of Incorporation
- D. The vote at the meeting will commence after nominees have an opportunity to speak and nominations have been received from the floor. Two homeowners will be responsible for counting the ballots. The meeting will continue during the ballot counting. Election results will be given during the meeting.

Next Meeting-February 28, 2023, 6:00 pm

Motion made to adjourn meeting seconded and approved. Meeting adjourned at 6:54 pm.

Respectfully Submitted  
Andrea Garnhart  
Secretary