ANNUAL PAINTED HILLS BOARD OF DIRECTORS MEETING
MINUTES OF OCTOBER 20, 2012

Meeting was called to order by President Dan Arnold at 10:05 a.m. welcoming all that were in attendance. Other members in attendance were the following: Laurie Grant, Carolyn Kendall, Bud Lammers, Tom Murray, Glenn Roberts, Dave Roloff, and Pat Kicinski. Attorney Rod Bray and Mike McClanahan were absent. The Morgan County Civil Air Patrol presented the flag as the membership recited the Pledge of Allegiance, followed by the invocation given by Pastor Chris Page. Secretary Pat Kicinski made a motion to aacept last year's minutes as submitted. Glenn Roberts seconded the motion. PASSED.

President Dan Arnold thanked Hoosier Harvest Church for their generosity in letting Painted Hills use their facilities for the annual meeting. He also thanked the volunteers who worked so hard to set up for the meeting.
Dan asked the candidates to stand and introduce themselves, Penny Myers, Kathi Guffy, and Lisa Manning. He then thanked the present Board for all their hard work.

COMMITTEE REPORTS

Clubhouse - (Carolyn Kendall) acknowledgment of her committee members, Bob Berry, Darlene Paradise, Janet Murray, and Kirk & Tassy Davis and previous members, Bud Lammers, Lisa LaForte, and Karen Petty.
Volunteers are the heart of P.H. Association. The dog park, entrance improvements, and PH clubhouse logo are all projects completed and maintained by volunteers.
2011-2012 project plans were new blinds for the clubhouse, get bids for new heating and air conditioning for the clubhouse, and an exterior access bathroom. Bids have been difficult to get for the bathroom, but heating and air conditioning bids have come in and are being reviewed. Also emails were sent out to members asking them to go online and fill out the survey which many members did, and those suggestions are being reviewed by Mike & Heidi. The clubhouse is now non-smoking and the fire suppression system has been updated.
For 2013-2014, hopefully the exterior access bathroom can be put in and the heating and air conditioning system can be replaced.
Thanks to Judy, Helen, Ed Brock, Jon Henninger, and all the volunteers that worked with Carolyn throughout her tenure.

Security - (Bud Lammers) Security Committee consists of Ed Brock, Ron Clark, Glenn Roberts, Dave Roloff, Chuck Kern, Mike & John Henninger, Mike

Paradise, Ron Clark, Bob Berry, Maurice LaForte, Shane Wilson, Troy Kidd, John Hughes, and Eric Login, and Morgan County Sheriff's Deputy Steve Hoffman.
Committee members patrol the community on a regular basis trying to keep the community a safe place to live.
This year, the cameras were upgraded and allow for remote access. In 2013, the hope is to install cameras at the barn.
If a member is planning to go on vacation or be gone for a couple of months, they should contact the office and fill out a form, and the Security Committee will watch their home while they're gone.
Bud asked Steve Hoffman, our security officer, to say a few words. Steve said we live in one of the safest communities in Morgan County. He also said Bud escorts the school bus daily to ensure our children's safety.

Architectural - (Dave Roloff) acknowledged committee members: Harry Kneifel, Tom & Pat Kicinski, Bud Lammers, Larry Young, Bob Blackketter, Dave Guffy, and Jim Adams,
Over the past year, 71 permits were issued including 1 new home, 5 garages & room additions, 21 for decks & walkways, 12 for boathouses, docks & tiki bars, 14 sheds, and 6 for fences. Permits are required for replacement projects but commonly are at no charge. The permit is required just to make sure the project follows the guidelines of the Association.
2013 objectives include revision of the handbook with clarifications of procedures and regulations.
Permit forms are now available on the website www.painted-hills.org.

Health, Sanitation & Land Management - (Glenn Roberts) acknowledged committee members: Darwin Ellis and Steve Cravens. This past summer, lake water was tested monthly and both lakes tested for E coli no higher than 9 parts per 100 milliliters. 235 parts per 100 milliliters is acceptable.
An ongoing project for the Committee is the study of wear & tear on the roads by multiple trash collection company trucks.
Due to Darwin's study of P.H. properties, we were able to save $2,778 in taxes this year.
Also this year, the Committee with Darwin's expertise was able to complete the Emergency Action Plan.
Jones Mulch donated all the mulch for the three gate entryways. Ray's Trash donated a dumpster for the community trash collection, so all proceeds were used towards the gate improvement. This project was all completed with donated funds.
The Committee for Updating the Gates included: Judy Lammers, John & Bonnie Ritter, Cliff & Charlene Rondeau, Tom & Rosanna Fitzgerald, Renee Hassfurther, Glenn Roberts, Linda Stivers, Lisa Showalter, Vicki Krebs, Janet Dale & Julianna

Saucier, and Betty Cravens. Nathan Shinkle of KNS Lawn Service also assisted with the project.

Pool - (Tom Murray) Tom thanked his Committee including Bridget Primo, Tom Fitzgerald, Mike Henninger, Kasey Myers, Troy Kidd, and Brian Jackson. Tom said there had been a 344 % increase in guest passes this year as well as a 37% increase in pool passes. In 2012, the plumbing had been worked on, the storage shed had been repaired, and a lifeguard chair had been reinstalled. Approximately 1,000 man hours had been put in at the pool by volunteers saving the Association at least $30,000, including plumbing, replacing tile, fixing leaks, and winterizing the pool. Bids are currently being accepted for pool resurfacing, sandblasting, patching, and remodeling of the pool. Tom also thanked other volunteers who helped throughout the year, Janet Murray, Michelle Nenedjian, and Lisa Gonzales.

Lakes - (Mike McClanahan) due to a bad motorcycle accident, Mike will still be in rehab for approx. 8 more weeks.
Here is an update on the Dam project:
May 18, 2012, application accepted by DNR/DOW
June 28, 2012, application passed from staff to Engineering. Site approved for removal of trees by State biologist.
September 13, 2012, Corp. of Engineer application & Wetland Study submitted.
October 9, 2012, approved.
October 15, 2012, received IAN
The weir and channel need to be increased to 40' in width.

BOTTOM LINE: Dam & spillway project will be postponed till Fall 2013.

Roads and Grounds - (Dan Arnold) Dan's Committee consisted of Darwin Ellis, Ed Brock, Carolyn Kendall, and Janet Murray.
Paving was done to Kinnington Court, Andover Court, Hill Valley Road and Court. There are still roads to be done, and there are no plans to discontinue paving.

Finance - (Laurie Grant) Recognition of Finance Committee Members – Tom Murray, John Ritter, Pat Kicinski, Dan Arnold, and Dave Roloff.

YTD Financial Results: Total income YTD $389,108 including $340,035 dues receipts, $2,817 special assessment receipts, and $46,256 other income. Total expenses YTD $223,140 including Roads $119,991, Lakes $1,179, and other expenses $101,970. Net Income YTD ($165,968).
As of September 30, 2011, the General Reserve balance was $91,262; Capital Equipment Reserve balance was $26,921; Roads Reserve was $36,999; and

Erosion/Infrastructure Reserve was $127,694; making the Total Reserve balance $282,876.
Accomplishments of the past year include the following: developed FY 2012-2013 budget; renewed $50,000 annual line of credit. Pending is the application to the IRS for Not-for-Profit status; however, this will not happen anytime soon.

President Dan Arnold then acknowledged our Painted Hills' employees Judy Lammers, Office Manager and Helen O'Neal, Office Assistant, saying that Painted Hills could not run without them. He introduced Jon Henninger, our new grounds manager

AUXILLARY COMMITTEE

Entertainment **–** Chairman Beth Madden thanked all her committee members for all their help throughout the year. If anyone is interested in joining the committee, there's plenty of room for more members. Contact Beth at paintedhillsec@yahoo.com.
There are many events coming up including the pumpkin decorating, trunk & treat, and Colts pitch-in. Also on November 11th, the Veterans' Dinner will be held and a basket full of goodies will be raffled off by the Entertainment Committee.
This past year, a defibrillator was donated by Mabrey's for the clubhouse. The next project for the Entertainment Committee is the battery for it and the paddles as well as classes on use.

Painted Hills' Website is run by Ken Murphy. It is www.painted-hills.org

President Dan Arnold made mention of the pool necessitating major work this Fall. He also said Glenn Roberts and Darwin Ellis will serve with him on a Committee to outline projects of importance for the future. He would like to more Association members to join him on this Committee. Part of the discussion will include future lake projects including dredging. When dredging does begin, an assessment will likely be one avenues explored for funding.

Lorine Ward addressed the audience saying she has had many questions regarding the assessments. Property values of lake lots have doubled on the assessment this year. The only way to appeal is to have an appraisal done on your home and/or property.

At this point, President Dan Arnold once again thanked Renee Hassfurther for all her work on the power point presentations, and then he opened up the floor for questions:

Bill Agan, lots 21 & 22, if there are no Spring rains, will the pump be turned on to raise Lake Nebo?
No good answer. Presently, the pump is not functional.

Linda Wall, lot 490, would like to recognize the Color Guard, Morgan County Civil Air Patrol Cadets; they did an excellent job presenting the colors.

Pat Kicinski read the results of the election: Dan Arnold 113, Mike Bohall 4, Kathi Guffy 84, Lissa Manning 36, Penny Myers 96. Dan, Penny, and Kathi will all serve 3 year terms.

At 11:22 a.m., Tom Murray made a motion to adjourn the meeting; Dave Roloff seconded. Passed.

Respectfully submitted,
Pat Kicinski, Board Secretary

Lunch was followed by door prizes being drawn and distributed to members by Tom Fitzgerald. Tom acknowledged all the businesses donating door prizes and asked the membership to patronize them.