

**PAINTED HILLS MONTHLY BOARD MEETING**  
**July 9, 2018**

The meeting was called to order by President Dan Arnold at 7:10 pm. Members in attendance were Ron Millford, Bud Lammers, Lisa Manning, Pam Green, Mitch Wallace, Tina Thrasher, and Kathi Guffy. Rich Dawson and Legal Counsel Rod were absent. Kathi made a motion to dispense with the reading of the June minutes and to accept them as submitted; seconded by Tina Thrasher. PASSED.

**FINANCIAL REPORT:**

June income was \$27,985.53 with expenses of \$90,813.62; YTD income was \$486,892.13 with expenses of \$281,489.15 leaving an YTD net income of \$205,530.18. Checking Acct. \$187,183.06; General Reserve Acct. \$104,912.64; Capital Equipment Reserve \$45,787.68; Roads Reserve Acct. \$129,397.68; Erosion/Infrastructure Reserve Acct. \$211,095.39; Donation Funds total \$6,228.08 (Lakes Enhancement Fund \$3,648.72) (Fireworks Fund \$0) (Update the Gates Fund \$155.37) (Clubhouse Improvement Fund \$41.99) (Park Improvement Fund \$2,382.00). Lisa Manning made a motion to accept financials as submitted. Kathi Guffy seconded the motion. PASSED.

**COMMITTEE REPORTS:**

*LEGAL* – No report.

*ARCHITECTURAL* – No meeting held.

*CLUBHOUSE* – No meeting held.

*FINANCE* – No meeting held.

*HEALTH, SANITATION, AND LAND MANAGEMENT* – No meeting held.

*LAKES* – No meeting held.

*POOL, PARKS, & RECREATION* – No meeting held.

*ROADS & GROUNDS*- No meeting held.

*SECURITY* – Meeting was held prior to June 30<sup>th</sup> firework's event with committee members and the fire department. The fireworks were excellent, and the crew did a great job of clean up.

**OLD BUSINESS:**

*ARCHITECTURAL* – Seven permits were finalized since the last meeting: Anne Milburn and Kris Hamlin, lots 70 and half of 71, fence back lot; Kevin and Mary Jane Bausman, lots 379 and 381, kayak launch on existing dock; Matt and Holly Kraiger, lots 909 & 910, demolished existing dock and built new one; Cliff Rondeau, lot 1171, replace existing retaining wall; Mary Faucett, lot 147, replace fence around propane tank; Stephen Nolte, lot 1093, deck extension; Mark McFarland, lots 657 & 658, new gravel drive and parking area.

*CLUBHOUSE* – No old business.

*FINANCE* – No old business.

*HEALTH, SANITATION, & LAND MANAGEMENT* – There are presently four open tree permits; Tom Fitzgerald, lot 331; Keith Madden, lot 1116; Ray Vanderbilt, lots 500-510; Lonnie Holden, lot 275.

*LAKES* – Ratify \$179.13 purchase of weedar for primrose weed treatment. Kathi Guffy seconded. PASSED. The June 14<sup>th</sup> algae sample came back negative for both lakes. Upcoming samples will be taken in August, October and December. The DIRT (Dam Information, Resources and Training) conference attended by Tina Thrasher and Darwin Ellis on June 12<sup>th</sup> was informative. A geotechnical engineer from Patriot Engineering out of Bloomington offered to visit Painted Hills for an evaluation at no charge. Tina will be gathering mowing estimates for the steep slope where the trees were removed near Oak Knoll. Tina gave a big “Thank You” to the goose rustlers for the attempts at trying to wrangle the geese during the goose roundup. The volunteers also helped with placing the 300’ buoy marker across the beach area.

*POOL, PARKS & RECREATION* – No old business.

*ROADS & GROUNDS* – No old business.

*SECURITY*- No old business.

### **OLD BUSINESS FROM THE FLOOR:**

Steve Cravens, lot 1111 inquired about the membership voting status regarding Article 5, section 5.12 proposed covenant addition regarding the restriction on leasing of residential homes. Judy Lammers does not have the numbers available. She plans to have volunteers go door to door to answer any questions the owners may have and collect ballots soon.

Bill Stowring, lot 251 asked what percentage of the membership is needed to concur. President Dan Arnold answered 2/3 of the membership that are in good standing must approve.

### **NEW BUSINESS:**

*ARCHITECTURAL* – Two new permits were issued: James Emery, lot 7, screened in porch; Raymond Carson, lots 945 & 946, add stone behind sea-wall, stain dock. There are presently thirty-four open permits. Dan Arnold asked the status of the red tagged lots (stop any activity). Ron Milford stated there were issues with the lot survey of one of the red tagged lots and he needs to have a conversation with Legal Counsel Rod Bray before going forward.

*CLUBHOUSE* – Mitch Wallace stated his committee will meet on Wednesday, July 25<sup>th</sup>.

*FINANCE* – The Home Bank line of credit that is to be renewed in August is for emergency only and while we have had it in place for several years, it has never been necessary to use it.

*HEALTH, SANITATION, & LAND MANAGEMENT*- Lake testing for June came back within limits. Water was tested at the area near emergency ramp and it also came back within limits. There was one closed tree permit since the last meeting; Bill Stowring, lot 253.

*POOL, PARKS, & RECREATION* – No new business.

*LAKES* – Tina Thrasher made a motion to spend no more than \$1,351.00 to Jeff Lammers to replace bad deck boards, refastening all deck boards, cleaning, conditioning, staining and sealing the Lake Nebo ramp. Mitch Wallace seconded. PASSED. Starting Tuesday, July 10 there is a three (3) day restriction for watering lawns due to weed treatment on Lake Holiday.

*ROADS & GROUNDS* – No new business.

*SECURITY* – No new business.

### **NEW BUSINESS FROM THE FLOOR:**

Dale Saucier, lot 314 requested the White River Township Fire Department be allowed to conduct water rescue, and boat training on the evenings of July 29 through July 31 on the lakes. The boat sinking exercise will be conducted in idle zone areas. Tina Thrasher made a motion to allow the training. Lisa Manning seconded. PASSED.

Maurita Crabtree, lot 984 asked when this year's road paving will take place and what criteria is used in determining which roads will be paved? Dan Arnold said the road paving will take place in late August. Usage and the number of homes on a road are determining factors for paving. Ms. Crabtree expressed her dissatisfaction that Mask Ct has not yet been paved. Dan explained there is a 90% chance her road will be paved next year barring any unforeseen circumstances.

Vicky Krebs, lot 1148 stated overgrown vegetation along Rembrandt makes vision difficult when turning from Oak Ct. Mike Dillow will see what can be done to remedy the issue. She asked who has made the decision to put a silt pond near her property. Dan Arnold responded that he and other committee members did. Vicky feels that there are issues with maintaining the current silt ponds/check dams and putting in new ones involve a lot of work and money. One of her concerns is the potential failure of the proposed silt pond and the possible financial loss to the residents on Oak Ct. Her requests are: (a) Painted Hills Association agrees to pay for any property damage to Oak Ct residents due to a failure with the silt pond; (b) Painted Hills Association institutes a written policy stating all silt ponds/check dams will be cleaned quarterly and maintained yearly; and (c) Oak Ct residents can take part in the overall landscaping design of the silt dam. Dan will review the information she has provided.

Judy Lammers feels special thanks should go to Mitch Wallace for going above and beyond on Friday, July 6<sup>th</sup> to remedy an issue that would have closed the pool for the weekend.

At 7:45 pm, Kathi Guffy made a motion to adjourn. Lisa Manning seconded.  
Passed.

Respectfully submitted,  
Kathi Guffy  
Painted Hills Board Secretary.