PAINTED HILLS HOA BOARD MEETING
June 20, 2022 at 7 pm
No meeting was held in January 2022

PRESENT: Dan Arnold (Zoom), Rich Dawson, Lisa Kress, Jon Speer, Tina Thrasher, Dave Riser, Glenn Roberts
ABSENT: Shaun Guernsey, Maggie Warren

THE MEETING WAS CALLED TO ORDER by Vice President, Tina Thrasher at 7:02 pm.
Tina reported the resignation of attorney Brian Bailey and acceptance of Jason McAuley as new legal council. He is taking charge of the cases left by Brian Bailey.

READING OF THE May , 2022 MINUTES Lisa Kress moved to dispense with the reading of the minutes and accept them as submitted. Seconded by Jon Speer. Motion carried.

FINANCIAL REPORT:

May Income	$102,423.97
Expenses	$46,654.28
YTD Income	$485,508.17
YTD Expenses	$86,105.63
YTD Net Income	$81, 224.07
Depository Account Report	
Checking Account	$207,417.26
General Reserve	$123,476.87
Capital Equipment Reserve	$41,786.98
Roads Reserve	$33,734.33
Erosion/Infrastructure Reserve	$294,815.31
Transfer Account	$289,207.50
Donations Fund Total	$13,823.91

(Fireworks-$5,041.32, Lakes Enhancement-$2,440.72; Update the Gates-$543.21 Clubhouse Improvement-$73.99; Park Improvement-$3,758.67 Beach Project Fund-$1,966.00)

Lisa Kress shared the financial report and moved to accept as given. Glenn seconded. Motion carried. She also reported there are still 29 delinquent members for 2022 year. These will be turned over to our new legal council July 1 if they are not current at that time.

COMMITTEE REPORTS:

Architecture – No meeting.
Clubhouse – Jon reported there was a meeting June 20th morning , discussing issues with air conditioning in the clubhouse. Carpet is to be cleaned Monday June 27th.

Health, Sanitation and Land Management - No meeting.
Lakes – Tina reported she and Ron Milford attended a DIRT Conference , gathering lake and dam information. Water samples taken on both Lake Nebo & Holiday last week were all satisfactory.
Pools, Parks, Recreation - no meeting
Roads & Grounds –The plan is to pave Cove Road this year.
Security - no meeting

OLD BUSINESS:
Architectural – Rich reported his committee met and agreed to allow continued home construction on lots 781 & 782 ,Edwards
Clubhouse – Still gathering quotes on roof replacement; one contractor contacted would not bid due to the type of roof on the clubhouse. Wes Knox Construction was mentioned to get another quote. Thus far, Lammers' Construction has been only bidder.

Finance – Lisa moved to ratify $3,075.00 to Koch McAuley for Lewis court hearing, seconded by Glenn Roberts. Motion carried. She also reported interviews for additional office assistant are nearly complete and a decision should be made before the next board meeting.

Health, Sanitation and Land Management -no old business
Lakes – Tina Thrasher moved to pay $5072.53 to Aquatic Control for vegetation spray for Lake Nebo algae; seconded by Lisa Kress . Motion carried. She said Jim Adams was nearly finished with the work on beach area, rope for posts is here . Row boat at the beach area, required by insurance, needs to be relocated. Trees planted at playground this Spring need to be relocated but Glenn Roberts asked if the relocation could wait until September in order to best keep them alive.

Pool, Parks, & Recreation – no old business
Security - no old business
Roads and Grounds – no old business

NEW BUSINESS:
Architectural - Rich Dawson reported approval for shoreline repair, and drainage on lots 310 -311 belonging to Josh Dowler; re-siding and roof replacement for residence on lots 216-218 Darrell Decker; deck replacement for Bonnie Ritter lots 255-258; new propane tank fence, roof replacement for Tina Thrasher lot 339-342; mini-barn replacement and side drive for lot 715, Joe Marsh; rip rap and shoreline improvement Will Harvey lot 292;and variance for deck lots 1114-1117 ,Keith Madden

Clubhouse – Jon said the carpet cleaning is scheduled for Monday June 27th. Recent issue with the air conditioning required a visit from Dugan Air that said the present system is not able to keep up. Further evaluation and estimates are in the plans. Bryan Anderson's contract is up for renewal and will check on Liability Insurance as well.
Finance – No new business.

Health, Sanitation and Land Management - Glenn Roberts New Tree permits:
Todd Darland, lot 366 and Alicia Hughes, 290-306 same permits closed.

Lakes: Tina requested $775.00 for additional algae treatment on Lake Nebo, seconded by Rich Dawson. Motion carried. Of the $30,000.00 budgeted for lake treatment $11,083.66 remains for the 2022 season.
Tina also stressed the importance of boat safety and danger of excessive speed when there are other boaters on the lake. Courtesy to other boaters and property owners is the main objective.
Tina explained the definition of HIGH HAZARD DAMS given at the recent DIRT Conference and the effect of wakes on the dams. Some of the newer boats are wider and deeper and create more wave action . She said the Dept of Natural Resources website shows examples of dam failures and changes necessary to maintain high hazard dams. She also mentioned Emergency Action Plan instructions for High Hazard Dams and mentioned ours needs to be updated.
Dock and Boardwalk replacement is still planned and bids are being solicited.
Beach renovation should be complete in the next two weeks. She also plans a Lakes Committee next week.
Roads and Grounds- No new business.

Pool, Parks, Recreation - Rich Dawson reported for Shaun Guernsey tennis court resurfacing is planned for July 21 and will take about four days.

Security – Dave Riser reported a complaint,
filed on May 14 by Steve Garrity and several neighbors about a barking dog . Mr. Garrity had attempted to rectify the problem by talking to the dog's owner , Brian Butler, last year, but the issue was not resolved. Security has made several attempts to make contact with the owner both by phone and in person , with no success. Morgan County Sheriff Deputy, Brighton Sichting also attempted to contact Mr Butler on June 4 but was also unsuccessful . A letter was sent to Mr Butler on June 10, but thus far, there has been no response. The next step will be to send a certified letter to Mr. Butler notifying him that failure to respond could lead to fines being imposed.
Dave also reported an aggressive dog , belonging to Trixie Coffman, attacked a member's dog as she walked past the home at 4029 E Rembrandt Drive. Morgan County Sheriff's Department and Animal Control came and advised the owner of the aggressive dog, to provide current inoculation records and quarantine the dog . There was also dog bite from the same address in 2019. Dave recommended the board send a letter to Mrs. Coffman and let the county take legal action which could be a $150.00 fine if the dog isn't kept on a leash. It was reported, walkers are afraid to pass by the home and avoid it when walking around the lake.
Dave also reported a complaint about loud music and excessive speed after dark coming from a boat on lake Holiday. The offender has been contacted and did apologize for the infraction.

From the floor:
Ruth Lipinski lot 1022 -1023 reported on June 4 , members donated items for a garage sale held in the lower level and raised $749.00 That amount was matched by Danielle Stiles. Funds are to be used for Clubhouse amenities. She mentioned having a Christmas decoration donation sale in November . More information to follow.
Question from the floor as to how we could enforce speed limit on the lake if there were one instituted. Radar gun not feasible. Tina said she would contact Lamb Lake to see what there practices are.
Rich recommended recording complaints on various boating infractions as did Tina ,but sticker numbers are necessary and after multiple complaints, suspend the violator's boating privileges. Courtesy to other boaters is the main objective.
Steve Garrity lot 704-705 reported there is a volunteer who is willing to use his equipment and manpower to construct a culvert to divert water running across Broadacres Circle. He was told to contact Dan and Darwin Ellis to move forward on the project.
Jon Speer agreed to head up the Annual Meeting scheduled for Saturday, September 24
It was requested that an American flag be placed at Gate 2. Glenn Roberts made the motion and Rich seconded. Motion carried
Danielle Stiles asked about an additional dock being built at the marina if it could be used by the purchaser of the lot adjacent to Kicinski property. Tina said it would be taken under advisement.

Dan Arnold moved to adjourn , Glenn Roberts seconded. Meeting adjourned at 8.09pm.