PAINTED HILLS HOA BOARD MEETING
May 16, 2022 at 7 pm

PRESENT: Dan Arnold, Rich Dawson, Lisa Kress, Jon Speer, Maggie Warren, Tina Thrasher, Legal Counsel Brian Bailey, Dave Riser, Glenn Roberts
ABSENT: Shaun Guernsey,

THE MEETING WAS CALLED TO ORDER by President Dan Arnold at 7:00 pm.

READING OF THE April 18, 2022 Minutes was held: Maggie Warren moved to dispense of the reading of the minutes and accept them as submitted. Seconded by Glenn Roberts. Motion carried.

FINANCIAL REPORT:

April Income	$270,945.51
Expenses	$20,576.22
YTD Income	$379,821.85
YTD Expenses	$38,674.61
YTD Net Income	$341,147.24
Depository Account Report	
Checking Account	$277,689.99
General Reserve	$122,543.47
Capital Equipment Reserve	$38,998.22
Roads Reserve	$20,725.59
Erosion/Infrastructure Reserve	$282,726.56
Transfer Account	$68,008.57
Donations Fund Total	$12,890.80

(Fireworks-$4,771.21, Lakes Enhancement-$2,440.72, Update the Gates-$543.21
Clubhouse Improvement-$73.99, Park Improvement-$3,758.67, Beach Project Fund-$1303.00)

Lisa Kress shared the financial report. Rich Dawson moved to accept the financial report as given. Tina Thrasher seconded. Motion carried.

COMMITTEE REPORTS:
Legal – Brian Bailey reported:

1. The small claims for Austin Lewis will be a bench trial on May 25th at 11. All evidence has been submitted and reviewed by Dan Arnold and the office staff. Glenn Roberts will be attending the trial.

Architecture – Rich Dawson reported:

1. The new home build permit for Lisa Payton on Lots 945 and 46 has been approved.

Clubhouse – John Speer reported:

1. Yoga classes are suspended until Fall due to people's summer schedules. Also evaluating other options to use the clubhouse.

Ruth Lipinski requested the use of the basement for the yard sale for donated household goods. Money would be used to buy a TV for the basement. June 4th is the yard sale date. Anyone wanting to donate household items is welcome to do so.

Health, Sanitation and Land Management - No meeting.

Lakes – Tina Thrasher reported:

1. They are still working on bids to redo the dock and boardwalk. Phase one will be 250 feet of the board walk. Four companies' bids will be reviewed. This will be a Fall project.
2. Work on the beach project is progressing. The goal is to complete it by Memorial weekend.
3. Working on several new dock permits and complaints on beavers. It is hard to get a trapping permit out of season for the beavers. They will most likely be addressed in the Fall.

Pools, Parks, Recreation – Rich Dawson reported on Shaun Guernsey behalf:

1. They are preparing the pool to be open for May 28.

R**oads & Grounds** – Dan Arnold reported:

1. The next roads meeting is June 22.

Security – Dave Riser reported:

1. They will be running the security tent check for boat stickers for the major holidays again this summer. They are looking for volunteers to help in the tent for 2-hour shifts.
2. They are looking to update the security camera system. It is old and won't accept any more updates. They also want to add additional cameras at the maintenance barn. They will be submitting a proposal and cost.

Financial -Lisa Kress reported:

1. There was a proposal submitted to update the tennis courts. A bid was received for $24,000.00 to redo the whole thing. It was discussed that the HOA could help cover half of this and a fund raiser could be done for the balance. We would need to find someone who wants to help with a fund raiser for this. Pickle Ball participants may be interested. Another proposal for $3400.00 was received. It would only cover fixing the cracks and reseal. It was determined it was best to do the minimal fix to the tennis courts until the money could be raised to totally redo them.

OLD BUSINESS:

Architectural – The following permits were closed:

Rondeau lots 1170-72 roof replacement.
Kasey and Penny Myers lots 225-26 garage closed
Bill Storing lots 251-52 rip rap and shore improvement

Davis homes has been put on the unacceptable contract list. Gigi and Carmella Kay lots 1011 and 1010 have been having issues with the them to finish multiple items. They are supposed to be coming out in June.

Clubhouse - no old business

Finance – Lisa Kress moved to pay:

1. Legal fees for $275.00 to Koch McAuley & Bailey. Glenn Roberts seconded. Motion carried.
2. $741.35 for Service and repairs on the John Deere Lawn Tractor. Glenn Roberts seconded. Motion carried.
3. $279.84 for service on the Altoz lawn tractor. Maggie Warren seconded. Motion carried.
4. $7600.00 for Sunny Slope Road repair. Tina Thrasher seconded. Motion carried.
5. $3400.00 for liquid rubber for the tennis court repair to be taken out of the Parks improvement fund. Recoat and fix cracks and paint lines Tina Thrasher seconded. Motion carried.
6. Raise for the office staff. $12.00/hr. for Charlene. Glenn Roberts seconded. Motion carried.
7. Raise for Judy $13.50/hr. Tina Thrasher seconded. Motion carried.

Health, Sanitation and Land Management -Glen Roberts reported:

1. The following tree permits were closed:
   Randolph lot 1045
   Jenkins lots 339 and 342

Lakes – Tina Thrasher moved to pay:

1. $11,713.50 to Aquatic Control treat the Vegetation on Lake Holiday. Glenn Roberts seconded. Motion carried.
2. $1200.00 to JR Tree Service to remove trees in Lake Nebo close to lots 758-9 owned by Jeff Robinson and lots 61-2 owned by Joe and Erin Vandewalle. There access to lake was restricted. Rich Dawson seconded. Motion carried.
3. A proposal to dredge the northeast cove of Lake Holiday was submitted by several lot owners in that cove. It proposed using Affordable Pond cleaning company. The cost would be $20,000. They asked for the HOA for reimbursement in the way of a credit toward their HOA dues over a 3-year period. (Jon Speer had to recuse himself from the vote on this project as he was the one to bring it to the board.) There were two questions to be answered:
   a. Would the board approve of the NE cove owners moving forward with this project?
      i. Tina Thrasher moved to approve the homeowners moving forward with this project. Dave Riser seconded. Motion carried.
   b. Would the HOA approve paying for this project?
      i. Tina Thrasher moved to decline the HOA funding this project. Glenn Roberts seconded. The motion was carried.

Please see the attached documents for the Project Proposal, the Lake Committee's response to the project and two formal responses from the NE cove homeowners.

Jon Speer response to HOA NE cove proj

David Wright response to HOA for

2022 May Lakes Committee Recomm

Lake Restoration Project for the NE Co

Mike Bohall (lots 716-18) suggested Painted Hills become a conservancy as another way to pay for the dredging of the lakes.

Additionally, the Lakes Committee is cautioning the use of this company. They don't remove the clay. They are just removing the sludge. The Lakes Committee has done extensive research on dredging both lakes. The estimated cost is $1.6 million to restore both lakes back to where they were. One of the options being reviewed is the purchase of a barge to try and save some money. The Lakes Committee is considering the proposal of a special assessment to cover the cost of dredging. This would be voted on at the September Home Owners meeting. They are also considering any expenses for dredging paid by a lot owner could receive a percentage credited toward the special assessment.
Darwin Ellis (lot 175) suggested that the dredging in the NE cove would need to be effective to receive a credit against the special assessment.

Pool, Parks, & Recreation – no old business

Security - no old business

Roads and Grounds – no old business

Office - no old business

NEW BUSINESS:
Architectural - Rich Dawson reported on new permits:

New home build for Brandt and Michelle Edwards lots 781-82.

New dock permits:

1. Cindy Coram Lots 1-2

Repair rotted dock and pier, extend the dock 6 feet long into Lake Nebo and 6 feet wide on property line

2. David & Melissa Rutherford Lot 919

Add a dock and Boat House to shoreline-----**PENDING APPROVAL**- Will Review after changes

There have been two new home builds shut down do to them not receiving the permits from the clubhouse based on the covenants. They are also receiving permits late in the process and asking for approval without sufficient lead time for the Architectural Committee. They would appreciate if the permits can be submitted in a timely fashion so we give the committee time to review them properly.

Clubhouse – No new business.

Finance – No new business

Health, Sanitation and Land Management - Glenn Roberts reported on new tree permits:

1. Hickey lot 598
2. LaFeever Lots 701-2
3. Headlee 261 and 552

Lakes – Tina Thrasher moved to pay:

1. $1154.00 to Aquatic Control to treat Lake Nebo for Algae. Jon Speer seconded. Motion carried

Tina also reported:

Shoreline restoration permits:

Joe & Angie Marsh lot 715
Mike & Beth Bohall lots 716-18)
Mike & Wyetta Salyer lots 719-20
David Wright & Robin Holm lot 721
Jon & Amanda Speer lot 722
Lorine Ward lots 723-25
Jeff Robinson lots 759
Scott & Darlene Phillips lot 760
Matt & Hollie Oman lots 761-62
Steve and Lisa Gonzales lot 29

Roads and Grounds- Lisa Kress requested to pay:

1. $2500 for road base on Key court. Maggie Warren seconded. Motion carried.
2. $427.00 for a new limb trimmer. Tina Thrasher seconded. Motion carried.

Pool, Parks, Recreation - Rich Dawson reported for Shaun Guernsey. Rich requested to pay:

1. $200 for a new fan for the playground shelter house. This is to dissuade birds. Tina Thrasher seconded. Motion carried.

Security – Dave Riser reported: No new business.

BUSINESS FROM THE FLOOR:

Daniel Stiles lot 921. There had been an informal complaint about real estate signs around the neighborhood. She asked for clarification on the rules for these signs. Two board members did drive around the area and found no issues with the current situation.

A sign can be posted during the time you have a house for sale. This is for directional and signs in front of the house. These can be used during the time the house if for sale. They were asked to put the directional signs in the flower beds so it is easier to mow.

If there is a concern about signage, a formal complaint needs to be filed at the clubhouse.

Dan Arnold asked for a motion to adjourn at 8:40pm. Dave Riser seconded. Motion carried.