PAINTED HILLS HOA BOARD MEETING
June 8, 2020, 7 pm

PRESENT: Dan Arnold, Pam Green, Shaun Guernsey, Ron Milford, Dave Riser, Lisa Showalter, Tina Thrasher, Amy Warner
ABSENT: Rich Dawson

The meeting was called to order by President Dan Arnold at 7:04 pm.

READING OF THE May 11, 2020 MINUTES: Amy Warner made a motion to dispense of the reading of the May minutes and accept them as submitted. Tina Thrasher seconded. Motion carried.

FINANCIAL REPORT:

May Income	$126,414.22
May Expenses	$13,482.19
YTD Income	$443,851.70
YTD Expenses	$68,659.63
YTD Net Income	$375,192.07
Depository Account Report	
Checking Account	$314,100.44
General Reserve	$115,550.89
Capital Equipment Reserve	$26,131.35
Roads Reserve	$113,166.03
Erosion/Infrastructure Reserve	$223,257.60
Donations Fund Total	$6,071.25

(Fireworks-$1,364.00-; Lakes Enhancement-1,970.28; Update the Gates; 154.86
Clubhouse Improvement-41.99; Park Improvement-2,539.91)

Amy Warner moved to approve the May financial report. Tina Thrasher seconded. Motion carried.

COMMITTEE REPORTS:
Legal - Dan Arnold has not received proposal from Mr. Koch. We are still taking applications for a HOA attorney.
Architectural - No meeting
Clubhouse - Met on May 26 and discussed updates to clubhouse, Paradise Pub opening, basement rental fees, working on sound panels for upstairs and painting at basement level/outside furniture.
Finance - No meeting
Health, Sanitation and Land Management - Had meeting and discussed items to be replaced at playground.
Lakes - *No meeting*
Pools, Parks, Recreation - Had meeting to discuss new guidelines/requirement with pandemic situation. Renee Hassfurther had meeting with life guards and pool attendants.

Roads & Grounds - No meeting. Plans to pave Toby Lane and topping big dam.
Security - No meeting

OLD BUSINESS:
Architectural - Brad Rozema, (Lot 919-920) S Hurt Drive, had subdivided property that is now for sale. It is clear in our covenants that you cannot subdivide a lot. Danielle Stiles, representing seller and buyer, wanted clarification on what needed to be done to lots to be able to sell them. Dan said a further discussion will be at the end of the meeting.
Finance - Dan (in Rich Dawson's absence) reported that our insurance costs have come down about $1,700.
Clubhouse - Paradise Pub has been open at 50% and doing well. Bar will open on June 13 at 50% removing some of the chairs. Pub is still looking for help. Lisa Showalter requested $128.38 for two closures for the doors. Tina Thrasher seconded. Motion carried. Lisa Showalter requested $278.10 for panic devices for basement doors. Tina Thrasher seconded. Motion carried.
Health, Sanitation and Land Management - Pam Green reported there are 8 open tree permits. Pam Green requested to ratify $250 for 20 water tests. Seconded by Amy Warner. Motion carried. Pam Green shared multiple complaints have been received and letters sent to Reggie McCracken (lot 923) regarding the upkeep of this property. McCracken is allowing Smithers (Non-water front Lot 905, 997) and Ricketts (Non-water front Lot 1101) to use his water front lots. Pam Green and Tina Thrasher will get together to discuss penalty for multiple violations and non-compliance. They will present information to Dan to write a letter. Danielle Stiles said nearby homeowners and potential buyers are concerned about their property values.
Lakes - Tina Thrasher requested to ratify $388.95 for two no wake/idle zone buoys for Lake Holiday. Amy Warner Seconded. Motion carried. Tina Thrasher request to ratify $3,640 for hopper to distribute lake chemicals. Amy Warner seconded. Motion carried.
Pools, Parks, Recreation - No old business
Roads & Ground - No old business
Security - No old business

OLD BUSINESS FROM THE FLOOR:
No old business from the floor.

NEW BUSINESS:
Architectural - No new business
Clubhouse - Lisa Showalter requested no more than $375 for a new thermostat from Dugan Air for upstairs at the clubhouse. Seconded by Amy Warner. Motion carried. Lisa requested $645 for heating/air maintenance plan for all units to be serviced twice a year by Dugan Air. Tina Thrasher seconded. Motion carried. Clubhouse Committee recommends increasing basement rental fee from $125 to $150 for all rentals which includes sanitizing. Seconded by Pam Green. Motion carried. Paradise Pub had an excellent visit from the Health Department.
Finance - Tina Thrasher requested $31,131.30 for Western World Insurance for our general liability insurance. Ron Milford seconded. Motion carried. Tina Thrasher requested $15,482 for Cincinnati Insurance for our property, marina, crime, auto, boat, workman's comp insurance. Amy Warner seconded. Motion carried.
Health, Sanitation and Land Management - Pam Green thanked Roads for the speed bumps and said she is still waiting for "Children at Play" signs.
Lakes - Tina Thrasher said she has an estimate to repair Docks 9, 13, 15 & 16. She is requesting no more than $2000 to repair those docks. Ron Milford seconded. Motion carried. There are fallen trees on association property in the water limiting access to South Glen Cove. Tina requested $1000 to Jr's Tree service to drag and cut up 6-8 trees. Larry Lloyd will drive the security boat and help tree company drag trees to ramp. Lisa Showalter seconded. Motion carried.

Tina has DNR trap and release permit for geese to be relocated to Camp Atterbury. She is hoping to trap geese this week. Tina shared the DNR's new fishing guides. Tina has letter drawn up to send to Reggie McCracken asking for the removal of bumpers that were placed illegally in lake. Dan Arnold asked if the survey for Lot 511 and PH Property near playground area have been completed. They are a possible spot for a silt pond. Charlene Rondeau will follow-up with Drapalik. Tina has received complaints on people going the wrong direction on Lake Holiday and people not following rules. A discussion took place on hiring/increasing security on July 4th weekend. We will be doing sticker checks on 4th of July. Tina and Lisa will check docks for current stickers.

Pools, Parks, Recreation - Pam Green requested no more than $85 for new baby swings. Seconded by Lisa Showalter. Motion carried. Shaun Guernsey requested $839.32 for pool chemicals. Pam Green seconded. Motion carried.

Security - On May 30, Brandon Costello was seen by witnesses and on video climbing the pool fence and swimming in the pool unattended violating pool rules. Dave Riser requests a letter of violation including a 30-day full suspension from PH privileges and possible restitution if fence is to be found damaged. Pam Green seconded. Motion carried. On Sunday, May 31, Michael Hancock's dog left his property and bit Ann Kneifel causing injury that was treated at the hospital. State laws took effect when bite was reported and dog is being quarantined. Dave recommends a letter is sent documenting incident, notify him of leash laws, and warning him if there are future violations his privileges will be suspended. Tina Thrasher seconded. Motion carried. On June 2, Dave received multiple complaints about Jeff Lammers (vender, not resident) driving at high rate of speed. There have been complaints in the past and security/local sheriff have warned him. Dan Arnold will write Jeff Lammers a letter warning him to slow down or he will be put on the Ineligible Vender List for Painted Hills and will not be able to work in the neighborhood.

NEW BUSINESS FROM THE FLOOR:

Kim Milford (Lot 1168) reported she was walking and Heidi O'Brien's dog bit her on April 14. Skin was not broken and Heidi/Kim discussed incident. A warning letter will be sent to Heidi O'Brien. Newsletter/Facebook post will include a reminder to homeowners to be responsible for their pets.

Pam Roloff (Lot 932-933) stated that she is still receiving Home Bank HOA account statements. Judy Lammers will look into it.

Dave Roloff (Lot 932-933) asked if Reggie McCracken is allowed to rent his lots. Dan said he is not allowed to rent his lots, but may allow any number of guests he wishes to use his property. Camping is not allowed on PH properties. Dave complained that McCracken's guests are too far out in the water, playing loud music late at night, and leaving trash. Dave is concerned about boat traffic with large wakes and boats to close to shore. Dan Arnold requests people fill out written complaints against particular rules so issues may be addressed.

Dave Roloff wants to know if a buoy can be placed by his cove. He was told to request a buoy in writing with specific location listed. If committee approves, Dave will be asked to pay for it and committee will have it placed.

Danielle Stiles (Lot 991-992) asked if we've met firework funds. An update will be done tomorrow. Danielle wants to know if a two-car garage has to be attached on a new build. Yes, it does and it is suggested that new builds follow the rules, but there is a process for requesting variances.

Tina Thrasher motioned to adjourn at 8.45 pm. Ron seconded. Motion carried.