PAINTED HILLS ANNUAL MEETING

September 20, 2025, 1O:00 am

PRESENT: Dan Arnold, Natalie Crohn, Lisa Kress, Ron Milford, Lori Schmalz, Doug Shultz, Tina Thrasher, Amy Warner, Attorney - Jason McAuley

ABSENT: Josh Dowler

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 10:03 am

THE PLEDGE was led by Rob and Reagan Kress.

Lisa Kress welcomed all. Lisa thanked the volunteers in the neighborhood. We've had some challenges this year and Lisa appreciates the cohesive boards hard work handling issues quickly, implementing new ideas, and revising several rules. Thank you to Dan, Tina, Ron who are going off board. Lisa reviewed rule changes including limiting realtor signs at gates and building permit procedure and septic types.

READING OF 2024 ANNUAL MEETING MINUTES: Amy Warner made a motion to dispense of the reading of the 2024 minutes and accept them as submitted. Lori Schmalz seconded. Motion carried.

FINANCIAL REPORT (Lori Schmalz): Lori reported the board and committees have done well keeping in line with their budgets. She said increasing the pool tag costs helped the pool budget.

Fiscal Year-to-Date INCOME	March – August 2025	Income Versus Last Year Mar-Aug 2024
Dues	$455,229.72	-$15,338.61
Boat Docks	$32,472.64	-$ 2,677.36
Boat Stickers & Ramp Keys	$41,036.48	-$ 1,293.77
Boat Storage	$10,801.91	+$ 628.41
Pool Tags & Guest Passes & Pool/Clubhouse Rentals	$13,340	+$ 3,666.00
Misc Income	$9,855.23	
TOTAL INCOME YTD	$562,735.98	-$16,525.47

Fiscal Year-To-Date EXPENSES	March – August 2025	Spending Versus Last Year Mar-Aug 2024
Roads	$52,854.43	+$ 3,057.49
Lakes	$23,211.02	-$11,343.43
Pool	$20,483.12	-$ 6,532.67
Clubhouse Operations	$13,541.58	-$11,527.32
Insurance	$90,408.93	+$ 6,441.95
Legal Fees	$2,875.69	+$ 1,278.81
Office	$15,911.06	+$ 570.31
Security	$5,013.14	+$ 304.32
Misc Expenses	$15,803.80	
Lakes Projects	$37,480.60	
TOTAL EXPENSE YTD	$277,583.37	-$90,845.30

Monthly Depository Account Report	AUGUST 2025
CHECKING – BMO HARRIS	$ 68,916.25
GENERAL RESERVE – EDWARD JONES	$146,589.24
CAPITAL EQUIPMENT RESERVE - EJ	$101,125.42
ROADS RESERVE – EDWARD JONES	$224,863.20
EROSION/INFRASTRUCTURE RESERVE – EJ	$150,806.16
TRANSFER ACCOUNT – EDWARD JONES	$ 73,730.57
TOTAL	$766,030.84

DONATION FUNDS	AUGUST 2025
FIREWORKS	$ 1,777.09
LAKES ENHANCEMENT	$ 3,339.80
CLUBHOUSE IMPROVEMENT	$ 1,365.28
PARKS IMPROVEMENT	$ 593.20
GATES ENHANCEMENT	$ 462.85
LAKE HOLIDAY KAYAK RACK	$ 172.00
TOTAL	$ 7,710.23

COMMITTEE REPORTS:

Architectural (Tina Thrasher)

Tina thanked her committee. Has been working closely with lakes and land management. Office helps with maintaining a spreadsheet of projects. She shared her committee reviewed 76 permits including 3 new home permits. Tina shared a new septic system has been added to the approved list: ATL-Advanced Treatment Leach Field; Sand lined wastewater treatment and dispersal field. It's like the Presby septic system, but much improved. She also reminded members our bylaws do not allow holding tanks and all septic systems must have a field bed. Tina explained a perc test determines how water (septic) will drain. Just because you have a good perc test does not mean you can build. All set-backs must be followed. Tina reported the board voted to follow Morgan Co Planning Commission on regulations regarding sheds and garages. Anything over 200 sq ft or any size with electricity requires a county permit. All sheds and garages regardless of size requires a PH HOA permit. Any shed over 200 sq ft now falls under garage/room addition permit which is $500 deposit with $400 returned after final inspection. 199 sq ft under is $50 permit. Tina informed members to build a garage, shed, or add an extension to a driveway to an adjoining lot that is contiguous to your lot with your home would require a vacate and replat. PH HOA doesn't allow any type of structure to be built on a lot without a home. Tina reviewed the permitting process and went over where to find info on the website including permit fee structures.

Clubhouse (Doug Shultz)

Doug thanked his committee. Doug shared the clubhouse has received new updates this year including paint, new flooring, new equipment installed, and new bar stools. Upcoming projects include walkway to front door repaired, new cleaning staff hired, and a new clubhouse restaurant manager hired. The new restaurant will be called The Black Top. He comes with restaurant background and is planning lots of events. He is preparing a list of equipment and can procure it with a discount. The HOA will buy the equipment. JP, Black Top owner, has started ordering food. He's hoping to be in open by the end of October.

Health, Sanitation and Land Management (Natalie Crohn)

Natalie thanked her committee. Her committee is responsible for tree removal permits, E-coli testing of lakes, septic system issues, forestry management, follow-up and assessing unsightly properties (Rules & Regulation, Title 1, Section 4.09). Natalie reminded everyone you need a tree permit if the tree is alive and 6" or larger. She said you can submit a tree permit online or by stopping by the office. Permits are good for 180 days. The committee hosted their first annual trash pick-up day collecting 6–30-gallon bags of trash along the roads.

Lakes (Ron Milford)
Ron thanked his committee. He shared Dock Replacement Phase 3 has been completed including clubhouse docks 44-59, boardwalk and stairs. With the Holiday Kayak Rack fund, a kayak rack has been built on the beach. Ron thanked Darwin Ellis for his design that can be expanded. The committee also did dam maintenance and erosion control. In the future, Dock Replacement Phase 4 (2025-26) will take place fixing slips 7-23; Phase 5 (2026-27) includes slip 24-44; Phase 6 (2027-28) includes slips 1-6, Nebo ramp dock and Nebo swim dock. We had trapper out last season. His cost has increased to $10,000 for the upcoming year. The trapper is willing to train some PH members and help them get certified to do the trapping in the future. Second annual dam maintenance day was held doing items above beyond our maintenance man's time. The committee repaired spots on Nebo dam. Ron shared Aquatic Control has done our weed and algae treatment for the past three years. It has not cost us any more than when we did it ourselves. Ron has been working with architecture committee on dock permits. He explained permits are needed to make sure docks are not interfering with others passage on the waterways. Ron reminded everyone to be courteous and follow rules – counterclockwise travel, 50 feet from shore, not doing donuts in middle. Ron reminded everyone they need boat stickers. No boats should be loaned out and no non-members boats should be on lake.

Pool, Parks and Recreation (Lisa Kress)
Lisa thanked her committee, lifeguards, attendants and members who helped keep the pool clean. The committee installed new benches at the court area, purchased new pool chairs and are exploring new playground equipment. Lisa shared the committee's total income was $10,784 and expenses were $22,260.62 ($12,709.90 is payroll). Pool tags were increased to help cover budget.

Roads and Grounds (Dan Arnold)
Dan thanked the board and his committee. He welcomed Will Branch as the new Property Manager. Dan explained the paving parameter is the "most need, most used." Dan reported Sunnyslope Dr and Sunnyslope Ct were paved this year. The committee has started a program cutting back trees that are hanging into the roadways and will also be removing some trees in the utility right of way which is about 10 feet from the edge of the road. Dan reminded members when it snows, they do not treat for less than ¼" of snow. 60+ black vultures have been eliminated with our USDA Wildlife Services contract. We will continue working with them to remove more vultures. Dan reported an engineering firm has been hired to assess Driftwood/Hurt Drive. This is going to be an expensive project ($500,000). Dan stated everyone needs to review with the Architectural Committee before moving large amounts of soil or diverting/blocking water flow.

Security (Lisa Kress for Josh Dowler)
Lisa thanked the large committee (20 people!). The committee provided over 1200 hours of volunteer security patrol/check points along with 320 hours of following the bus daily. Most frequent security complaints received are dogs running loose; speeding through neighborhood; unlicensed drivers driving atvs/utvs, golf carts; dangerous boating practices. Officer Brighton Sichting shared PH has had no major events this year. He reminded people to contact the office if there is a lose boat/sinking boat so responders can easily locate boat. If there is a dog issue, contact the sheriff office and they will send animal control. Without seeing the dog loose, they can't do much. Brighton shared if homeowner has two dog complaints against them, they will be assessed.

Entertainment (Lori Schmalz)
Lori explained Entertainment Committee is self-funded and doesn't have a HOA budget. Another successful year of events were held including trunk or treat, Veterans Day Pitch-in, Turkey Dash, Breakfast with Santa, Paint Your Pet, Candle Making, Easter Ceramics Painting, Easter Egg Hunt, Selling of PH merch, Kids' Pool Party, Duck Race, and Pressed Flower Jewelry Class. Upcoming events include: Oct 11-Outdoor Pitch-in and

Open Mic, Oct. 16- “Lake Sunset” Acrylic Painting Class, Oct 17-Outdoor Movie Night, Oct. 25-Trunk or Treats, Nov. 9 - TBD-Veterans Day Pitch-in, Nov. 13 - Ceramics Painting-Christmas theme, Nov. 27 - Turkey Dash, Nov, 30 - Decorating Clubhouse of Christmas, Dec. 13- Breakfast with Santa at 9:30, Learn to Knit in the future

OTHER REMINDERS:
-All board members, staff and volunteers are working to make PH a great place to live!
-All complaints need to go through a form in the office or through the website.

LEGAL REPORT: JASON MCAULEY
Jason is impressed with level of participation in our neighborhood…security following bus, work days, entertainment events. He created new contract for restaurant manager which is more detailed than previous contract. Jason said collections have been consistent for the past several years he’s been our attorney.

ELECTION RESULTS:
Three, three-year terms are open to be filled. Running this year are: Jim Allen, Dan Arnold, Sara Brandow and Joe Vanderwalle. Jim Allen-145, Dan Arnold-108, Joe Vanderwalle-118, Sara Brandow-82

HOMEOWNERS QUESTIONS

Samantha McMinn, Lot 1155, She remind everyone of Jackson Township tax increase meetings and reported the Oak Knoll – dead end sign is gone.

Helen O’Neill, Lot 914, asked if there is a fine for removing trees without a permit. Natalie said there is not currently a fine in place, but the committee will be discussing and recommending putting something in place.

Todd Darland, Lot 365, questioned the $700,000 surplus in the budget. Lori Schmalz and Dan Arnold explained it looks like that because of where we are in the time of the year/budget. Not all budgets have been spent or special projects (docks, new kitchen equipment etc) completed. The budget shown is a current snapshot with more spending to happen before the next funding in the spring. Darland asked if there are limits on rentals. Several years ago, we voted to deny rentals except for a couple grandfathered properties which will no longer be a rental when they sell. Darland shared the Waste Management trash truck is putting divots in the Glenwood cul-de-sac.

Charmi Snyder, Lot 368, wanted to know if parking striping is going to be redone around the clubhouse. Dan said it’s the next area to be paved after Hurt Dr. and he won’t be spending money to stripe it until it’s paved.

Chris Keane, Lot 188, reminded everyone of Jackson Township meeting on Sept. 25. They’ll be voting on giving back 30% on taxes and vote for next year’s budget. Chris asked if we could petition to be moved to another township. Attorney McAuley said it is possible to form a fire district, but it doesn’t happen fast and is expensive. Lisa Kress said the board is limited with what we can do but can advertise meetings on our FB page.

Erin Vanderwalle, Lot 61+, asked if board would have ability to influence a speed limit reduction to 30 mph on Leonard Road. Dan Arnold is going to talk to the commissioners.

Will Branch, PH property mgr., said he is holding off trimming branches along roadways until REMC is done doing their powerline clearing. He has been in contact with REMC and they will be coming back to clean up any limbs they have cut and left lying. Will shared the Metal (scrap) Trailer sales goes to the fireworks fund. He said it is for metal only. If you aren't sure if an item is metal, reach out to him to determine if it can be left on trailer. He has also started an aluminum can collection at barn. Will reminded everyone the barn area is not a place to dump unwanted furniture. Will explained they are leaving grass higher around shoreline at clubhouse and dams to deter geese from climbing unto roads and sidewalks. USDA is working on a better camera system to monitor vulture trap on the Holiday dam.

Christina Eberle, Lot 174, Dan Eberle is doing research on the Jackson Township tax situation. He's a great resource if anyone has questions. She encouraged everyone to attend the meeting on 9/25 at 7 pm at the fire station in Morgantown.

Gesche Huneke, Lot 19, shared she had issues with an unsecured dog. A complaint form can be accessed on the website, Painted-hills.com, under Forms Library, Talk to the Board. You will need a password and can obtain that from the office.

Rick Duffie, Lot 189, wants to know how Gate 4 is going to be fixed. Dan explained the water company cut the road and it's complicated because the state owns the property. He has been contacting the county and state. PH has been putting gravel in holes until a solution is found. A guardrail study was requested, and the state added reflectors.

In closing, President Lisa Kress thanked out going board and incoming board.

Dan Arnold moved to adjourn the meeting at 11:41 am. Seconded by Tina Thrasher.