Painted Hills HOA Annual Meeting Minutes
September 21, 2024, 10:00 am

PRESENT: Lisa Kress, Dan Arnold, Natalie Crohn, Tina Thrasher, Glenn Roberts, Lori Schmalz, Doug Shultz, Attorney - Jason McAuley

ABSENT: Ron Milford, Josh Dowler

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

THE PLEDGE was led by Robby and Reagan Kress.

Lisa Kress welcomed all to the meeting and thanked Judy Lammers, Penny Murphy-Myers, Laura Hanks, Lori Schmalz, Natalie Crohn, Drew Hall and all the volunteers who helped prepare for the meeting.

READING OF THE 2023 ANNUAL MEETING MINUTES: Natalie Crohn made the motion to dispense of the reading of the 2023 annual meeting meetings and accept them as submitted. Seconded by Lori. Motion carried.

COMMITTEE REPORTS:

Architectural – (Tina Thrasher)

Tina introduced her committee and thanked them. The purpose of the architectural committee was shared. Tina highlighted the committee successes this year: (1) created a spreadsheet to track all permits, (2) met with the Morgan Co. Planning Director & Morgan Co. Health Department, and (3) reviewed all open permits. PH currently has 16 open project permits and 1 new home build permit. Tina walked through the permit process, including where to access the forms on the PH website. Current permit fees (effective January 1 2024): New home - $7,500, $6,750 returned upon successful closure of permit; Garage - $500, $400 returned upon successful closure of permit; All other items - $50. Architectural information can be found on pages 19-28 of the PH handbook.

Clubhouse (Doug Shultz)

Doug introduced and thanked his committee. Clubhouse committee successes were shared: (1) tabletops in the restaurant refinished, (2) internet was upgraded to fiber, (3) root replacement was completed, (4) roof fan and grease system replaced, (5) camera system upgraded, (6) new ice machine purchased/installed, (7) new hot water heater, (8) drinking water filtration system installed, (9) septic system pumped, and (10) back stairways replaced. Upcoming projects include: deck painting to be completed, attic to be insulated, and a new Clubhouse Restaurant Manager. Doug thanked Bryan Anderson for his years managing the Clubhouse. Doug introduced the members of The Lost Shaker, the new Clubhouse Restaurant Managers: Josh Dowler, Bryce Elsner, and Kelsy Groover.

Finance & Entertainment Committee (Lori Schmalz)

Finance: Lori thanked her committee and shared the financial report:

August Income	$	5,004.59
August Expenses	$	59,151.80
August Net Income	$	-54,147.21
Depository Account Report (August)		
Checking Account	$	45,392.64
General Reserve	$	138,871.03
Capital Equipment Reserve	$	75,502.48
Roads Reserve	$	198,152.26
Erosion / Infrastructure Reserve	$	271,403,74
Transfer Account	$	92,294.06
Donations Fund Total	$	5,595.79

(Fireworks-1,195.65; Lakes Enhancement-2,994.80; Clubhouse Improvement-200.28; Park Improvement-223.20; Enhance the Gates-242.86; Holiday Kayak Rack-739.00).

Fiscal YTD INCOME	**March – August 2024**	**Versus Last Year Mar - Aug**
Dues	$ 470,568.33	+$416.36
Boat Docks	$ 35,150.00	+$7,428.30
Boat Stickers	$ 40,543.07	+16,215.55
Boat Storage	$ 10,173.50	-$57.40
Pool Tags	$ 6,694.00	+$166.00
Misc. Income	$ 16,132.45	+$6,966.66
TOTAL INCOME YTD	**$ 579,261.35**	**+$31,135.47**

Fiscal YTD EXPENSES	**March – August 2024**	**Versus Last Year Mar - Aug**
Roads	$ 49,796.94	+$13,933.30
Lakes	$ 34,554.45	+$6,873.91
Pool	$ 27,015.79	+$8,507.61
Clubhouse Operations	$ 25,068.90	+4,883.28
Insurance	$ 83,966.98	+3,357.27
Legal Fees	$ 1,596.88	-$63.21
Office	$ 15,340.75	-$395.02
Security	$ 4,708.82	+$781.82
Misc. Expenses	$ 10,514.16	+$2,493.62
Roads Projects	$ 2,000.00	-$101,739.00
Lakes Projects	$ 113,865.00	+$59,849.95
TOTAL EXPENSE YTD	**$ 368,428.67**	**-$1,824.45**

Net Income: $210,832.68 (+$32,959.92 versus Mar-Aug 2023).

Lori gave Kudos to Tricia Wray & Amy Warner for enhancing the gate entrances. Recent project expenses include: paving and completion of silt ponds. Upcoming projects and expenses include: dredging, Drift/Hurt Dr., next phase of dock replacement, and office credit

card processing upgrade. Lori shared the 2024 approved pricing updates referenced above in the Architectural section, effective Jan 1st 2024.

Entertainment: Lori shared entertainment activities over the year and thanked the volunteers who helped. Events this year included: the first annual chili cook-off, Easter egg hunt, eclipse party, pool parties, outdoor movie night, and Labor Day duck race. Upcoming events: Trunk or Treat in October. Trunk hosts are needed and please do not distribute candy with peanuts due to allergic reactions. There will be a Thanksgiving walk to benefit Wheeler Mission.

Health, Sanitation, and Land Management (Glenn Roberts)

Glenn thanked Darwin Ellis for all he does for the neighborhood. Glenn shared the 2024 undertakings: tree removal permits, septic system issues, forestry management, lake testing for e-coli, maintaining entrance gates, and enforcement of property restrictions. Glenn thanked Dave Green for pulling lake samples and delivering to the Board of Health. Future opportunities: continuation of normal functions, education related to health, sanitation/land management, maintenance of entrance gate gardens, and reviewing of new property tax assessments.

Roads and Grounds – (Dan Arnold)

Dan thanked Darwin Ellis for all his help on the committee. Dan shared the paving parameters: most need, most used, close proximity. The big hill on Rembrandt, Glenwood Dr., and Oak Court have been paved this year. Wallace/Huff did a great job tackling the big hill. Committee will be starting a program to cut back tress that are hanging into the roadways and removing trees that are in the utility right of way. Dan shared he believes he has an Engineering Firm coming to assess the soil enhancement and water diversion needed to permanently repair Driftwood/Hurt Dr; this will be an expensive project. Members need to review with the Architectural committee before moving large amounts of soils material of diverting/blocking water flow. Dan shared we have a contract for salt for clearing snow and reminded everyone we do not salt and sand for less than ¼'' of snow. Reminder to move any vehicles in the cul-de-sacs to prepare for winter. Sediment ponds are nearing completion. There is a plan for the black vultures through a contract with the USDA Wildlife services to have them trapped and removed. Dan thanked all the members who helped with maintenance items this year.

Pool, Parks, and Recreation (Lisa Kress)

Lisa thanked her pool committee and lifeguards/attendants and members who helped keep the pool area clean. This year, the committee installed a new volleyball net and painted poles, added new basketball pole wraps, purchased/installed a new diving board, and added 2 umbrellas & shade sail to the pool deck for shade. Thank you to all who donated to keep the pool going.

Security (Josh Dowler)

Lisa gave updates on Josh's absence. Lisa thanked all volunteers on the Security committee. No major crimes reported in part due to patrols by the security volunteers, the presence and patrols of our Morgan Co. Sheriff Department Security Officer Brighton, along with community vigilance. Security members provide an average of over 1,200 hours/year conducting patrols, staffing during holiday weekends with the security station set up near the lakes, and vacation checks for residents who are away. Members of the school bus patrol provide an average of

over 320 hours during the school season. Security responds to complaints ranging from suspicious activity and animal complaints to reckless operation of vehicles on roads, and operation of watercraft on our lakes. Brighton Sichting continues to serve as our Security Officer and has done an excellent job interacting with residents while providing visible law enforcement presence in the community. New this year: Committee implemented the new boaters' security ride along to help new boaters to get used to the lake. Additional boating surveillance has been added this year to ensure members are safe on the lake.

Lakes (Ron Milford)

Tina provided lakes updates on behalf of Ron. Tina thanked all the Lakes Committee members and provided a summary of projects: boardwalk & dock replacement, trapper for muskrats & beavers, and dam maintenance & erosion control. By approx. year 2026 all the dock replacements will be complete. Aquatic Control is hired to help us control vegetation and weeds in our lakes. The muskrat/beaver trapper will be here every other year. The committee held a community volunteer day in May to help with dam maintenance, including filling in ruts, seeded, added rip-rap, and cut trees around Nebo spillway drop box. Tina thanked all the volunteers who helped this day. Boating safety education and reminders were shared.

LEGAL REPORT BY JASON McAULEY:

Jason shared how impressed he was that we have 8 members who ran for the HOA board this year. Jason shared we have received some responses for past due collection accounts.

ELECTION RESULTS

Candidates are: Dan Arnold, Clark Kinney, Lisa Kress, Randy Pendygraft, Lori Schmalz, Brandon Stiles, Nathan Tupper, and Amy Warner.

Election of Board Members – Top 3 will take 3 year term. Lowest will take remaining 1 year term:

- Lisa Kress – 125
- Lori Schmalz – 124
- Amy Warner – 123
- Dan Arnold – 103
- Randy Pendygraft – 67
- Brandon Stiles - 42
- Clark Kinney - 39
- Nathan Tupper - 32

The floor was opened for comments and questions

- Chuck Kern (lot 162) – shared that if you have solicitors coming to your home, please call someone from Security to notify them.

- Darrell Boggs (lot 133) – inquired about gate 4 plans. Dan will look at it and may have to patch the area.

- John Dropalik (from PH utilities): shared if members received a letter requesting to find out what type of water line from meter to the house to please respond. Members need to complete the form if your home was built prior to 1987.

- Todd Darland (lot 365) – Asked for suggestions of plants that grow in the shade. Dan to look into this and let him know.

Glenn made a motion to adjourn at 11:11 am. Lori seconded. Motion carried.

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