Painted Hills HOA Minutes
January 8, 2024

PRESENT: Lisa Kress, Natalie Crohn, Josh Dowler, Ron Milford, Lori Schmalz, Doug Shultz, Chris Williams, Attorney - Jason McAuley (video), Tina Thrasher, Dan Arnold

ABSENT: N/A

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:08 pm

READING OF THE DECEMBER 13, 2023, MINUTES: Natalie Crohn made the motion to dispense of the reading of the December minutes and accept them as submitted. Seconded by Tina Thrasher. Motion carried.

LEGAL REPORT BY JASON McAULEY: Five open accounts that are in collection. Of the open accounts, 1 paid in full; 3 were filed, payments are coming in; 1 doesn't have arrangements yet, pending end of January.

FINANCIAL REPORT:

Dec Income	$	2,741.34
Dec Expenses	$	43,288.72
YTD Income	$	562,030.28
YTD Expenses	$	593,068.05
YTD Net Income	$	(31,037.77)
Depository Account Report		
Checking Account	$	24,318.82
General Reserve	$	134,377.25
Capital Equipment Reserve	$	54,356.54
Roads Reserve	$	73,795.47
Erosion / Infrastructure Reserve	$	257,830.82
Transfer Account	$	107,066.27
Donations Fund Total	$	6,996.60

(Fireworks-2,729.78; Lakes Enhancement-2,924.80; Clubhouse Improvement-0.28; Park Improvement-103.20; Enhance the Gates-549.54; Holiday Kayak Rack-689.00). Lori Schmalz moved to approve the report. Tina Thrasher seconded. Motion passed.

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural – (Tina Thrasher)

Two reminders: (1) New home build permit application fee is now $7,500 as of 1/1/24. Member will be reimbursed $6,750 after final approval/inspection of project. It takes 3 committee members to review, meet with the member, and sign off on a building permit. (2) Propane tank fences need to be completed and/or replaced. A member may receive a 60-day notice to put up a fence or could be subject to fines. Committee will be starting to look at this soon.

Lot 260 has a stop work order in place until all paperwork and building plots are turned in and the committee reviews them. Committee planning to meet this month.
Vicky Krebbs (Lot 735) – asked if there are welcome packets distributed to new lot owners who want to build.
Lisa LaForte (Lot 803) – asked how do we inform people to check with the office prior to building. PH Office distributes the handbook electronically to the new members upon lot purchase. Members should read the association rules and ensure they are following the process prior to requesting a build.

Clubhouse (Doug Shultz)
Clubhouse Contract – 2024 contract has been signed by the Board and Bryan Anderson. Roof is almost complete. Pending quotes for the fan hood to be repaired before roof is able to be completed. The leaking grease attracts buzzards and is a fire hazard. Prior company who installed hood is not returning our phone calls. All Comcast equipment has been returned for internet. New Wi-fi is set up and TVs are streaming video; all working well & internet is fast. Committee is planning to meet soon to discuss hood quotes & improvements for upcoming year.

Finance Committee (Lori Schmalz) – No updates.

Roads and Grounds – (Dan Arnold)
Working on silt ponds; Jim Adams having challenges with concrete contractor. Dan informed that all mailboxes are on PH property, not on personal property. Locations are set by the Post Office. The Post Office needs informed first if any mailbox needs moved. Dan made a motion to increase Drew Hall's salary to $1,010.00 per week, effective 1/15/24. Seconded by Ron Milford. Motion carried. The ditching project and Hurt Dr. area have plans to be worked on in the spring. Reminder to keep all vehicles and trailers off cul-de-sac's and roads for snow plow removal.

Pool, Parks, and Recreation (Lisa Kress) – Natalie made a motion to approve $312.00 for pool wristbands. Dan Arnold seconded. Motion carried. Home Bank will reimburse this fee. Natalie made a motion to approve $106.90 for carabiner clips for the wristbands. Josh Dowler seconded. Motion carried. Home Bank will also reimburse this fee, too. Working on obtaining a quote for the pool house.

Security (Chris Williams)
Approximately 5-6 homeowners were impacted from the recent mail theft on December 30th. Investigation is still pending. Sherriff's dept. confirmed other Morgan co. neighborhoods have also been impacted recently with mail theft. Chris will be checking into a CPR/Choking training class for those interested. Committee is planning to do a boat inventory in the storage lot & maintenance barn area soon to identify boats not registered. Next steps will be to understand the process to remove them off the property legally. Communications will be sent to all members with notifications prior to any action being taken. Tina Thrasher has a contact that will accept abandoned fiberglass boats if we deem them to be disposed of. Chris will look into the PH rules for abandoned cars and will talk to Brighton about how to handle.

Health, Sanitation, and Land Management (Josh Dowler)
Josh shared a reminder to ensure members get permits for tree removals. Josh will work with Ron to get something in writing for fines when this doesn't occur.

Lakes (Ron Milford) –
Ron made a motion to ratify $20,385.00 to Lammers Construction for the 1st of 3 payments for Phase 2 of the dock replacement project. Seconded by Tina Thrasher. Motion carried. Committee performed dam inspections in December, will send report to the office. Ron will follow up with the Trapper this week to see when he is planning to come do the trapping.

Kudos –

- To those who help get all things at the clubhouse completed! Judy, Penny, Danielle, Drew H., Anissa, Erin and Bryan. A big thank you to all the clubhouse staff for all they do.
- To Erin Vandewalle who researched how to obtain a 1-day guest pass through the Alcohol & Tobacco Commission (ATC) that would allow guests to pay for their own food & alcohol for the Camp Creek Players event on Sat., 1/13.
- To Home Bank for reimbursing pool wristbands & carabiner clips.

Business from the Floor:

- Erin Vandewalle (Lot 71 and 72) – Clubhouse staff working hard behind the scenes for the 1/13 event. She contacted the ATC and obtained a 1-day guest pass approval for 1/13 that would allow guests of members to pay for food and alcohol that evening. Important – members will still need to sign their guests in. The approved pass from the ATC will be posted on the door to the clubhouse on 1/13.
- Will Branch (Lot 171) – Inquired about Gate 4 improvements off Ridge Rd due to safety concerns, such as a barrier and increased lighting at the entrance due to the darkness/difficulty to see. Dan took the action to look further into this to see what options we have and may need to contact the county to discuss the safety concerns.

Dan moved to adjourn at 7:49pm. Ron Milford seconded. Motion carried.

Next Meeting: February 12, 2024