Painted Hills HOA Minutes
February 12, 2024

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

ABSENT: N/A

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:01 pm

READING OF THE JANUARY 8TH 2024, MINUTES: Natalie Crohn made the motion to dispense of the reading of the January minutes and accept them as submitted. Seconded by Josh Dowler. Motion carried.

LEGAL REPORT BY JASON McAULEY: Approximately $3,700 in past due assessments among 5 lot owners; 1 does not have a payment agreement. Hearing agreement in March 2024.

FINANCIAL REPORT:

Jan Income	$	3,661.56
Jan Expenses	$	35,141.79
YTD Income	$	567,016.37
YTD Expenses	$	623,228.80
YTD Net Income	$	(56,212.43)
Depository Account Report		
Checking Account	$	26,343.07
General Reserve	$	134,410.90
Capital Equipment Reserve	$	54,468.71
Roads Reserve	$	74,233.81
Erosion / Infrastructure Reserve	$	238,322.54
Transfer Account	$	91,019.55
Donations Fund Total	$	7,123.06

(Fireworks-2,856.24; 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. Natalie Crohn seconded. Motion passed.

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural – (Tina Thrasher)

Committee meeting held on 1/26. Lot 710 (Warriner) garage is getting re-built with a different contractor. Original contractor that built it incorrectly. Lot 260 (Kenney) - silt fence will be installed; pending house plot plan for committee review. Lot 590 (Smith) - letter sent regarding treehouse on their property as no permit had been filed. Letter stated to cease building any further and to contact office. Lot 1011 - fence permit approved; pending fee from member.

Committee working on spreadsheets for new and old permits to get updates on open permits.
Reminders:

- 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.
- Neighborhood rules for building - please do your research. Contact office for building permits.

Clubhouse (Doug Shultz)

Doug made a motion to ratify $3,958.50 to Indy Hoods for clubhouse roof grease catch, new fan and complete hood cleaning to the new hood system. Dan Arnold seconded. Motion carried. Working on getting clubhouse roof insulated. Decks will need re-stained this spring. Jeff Lammers installed a new kit around the hood and fixed some places that were leaking.

Finance Committee (Lori Schmalz)

Lori made a motion to ratify - $796 to McCauley Law. Natalie Crohn seconded. Motion carried. Dan provided a budget expense overview. Ron requested to add $2,500 to the budget for the dam engineering inspections that will occur this year. Maintenance costs for the docks were able to be reduced in the budget due to the recent new docks that have been installed. Lori made a motion to accept the expense budget as written & discussed knowing there may be some amendments in the future. Tina Thrasher seconded. Motion carried. Budget meeting for the board is March 2nd to finalize.

Roads and Grounds – (Dan Arnold)

Dan made a motion to ratify $1,127.77 to Tom Wood for repair of the salt/sand spreader. Seconded by Tina Thrasher. Motion carried. Dan made a motion to ratify $1,300 to Adams Excavation for spreading salt and sand on the roads on 1/18 and 1/19 due to equipment being down. Seconded by Josh Dowler. Motion carried. Access road from a Dynasty Ridge home for sale to PH (lot 710) was discussed. This was a previous agreement between the HOA and lot owner to put in the access road between Dynasty Ridge home and PH lot. By our rules, drives will not be installed from PH roadways to areas outside PH unless approved by the architectural committee. A written notice will be sent to the realtor of the home for sale informing them of the rules. Dan to draft the letter. A recent water break occurred on Hurt Dr. and homeowners nearby were not notified. Dan will discuss with water company. Work will be re-starting on the silt pond.

Vicky Krebbs (Lot 735) mentioned a drain was clogged recently. Also, a new pipe was recently installed very close to the road. Dan mentioned it will likely be cut off to make it flush with the road.

Pool, Parks, and Recreation (Lisa Kress)

Guards and Attendants - Looking for guards and attendants for summer. Pay is being raised this year for guards and attendants. If interested, please contact Lisa at paintedhillspresident@gmail.com.

Security (Chris Williams)

Partial survey conducted on vehicle property inventory at the storage lot. Initial assessment is ~30 vehicles (boats, etc.) did not have up to date stickers. Chris will make a list and try to match with other records. Letters will be sent to these owners notifying to remove property within 30 days before further action is taken. Chris working to find a cost effective option for a

CPR class. Quote received from the Red Cross is $95/per person. Brighton may have a connection for a more cost affordable option. Will discuss if cost of class will be included in the budget. Chris informed he is stepping down from the board as of 3/31/24 due to personal changes. Board will meet and discuss replacement. Letter was sent to Lot 574 (Cook) regarding abandoned vehicle on road. Homeowner has not responded. Chris will write another letter & contact homeowner as a reminder and inform owner that fines will be imposed if no response.
Reminder to all – when driving in the neighborhood, please do not cut in between the school bus and the security vehicle following the school bus.

Health, Sanitation, and Land Management (Josh Dowler)
1 new tree permit open from D. Jones (lots 509-511) for 3 trees, leaving stumps.
Erin Vandewalle (lots 70 & 71) shared she received a notice from electric company that a tree is interfering with power lines.

Lakes (Ron Milford)
Ron contacted trapper as check had to be canceled. Pending response from Trapper on a new date. Trapping season ends mid-March. Received Aquatic Control quote for weed control/harmful algae monitoring. Ron made a motion to approve $37,166.45 to Aquatic Control. Chris Williams seconded. Motion carried. Dam inspections at the lake will also occur this year.

Kudos:
- Chili Cook-off Volunteers: Lori Schmalz, Lisa Kress, Paris Headley, Judy Lammers, Craig Schmalz, Erin Vandewalle and all the participants who entered a chili for tasting.
- Drew Hall who always goes above and beyond to help out the community.

Business from the Floor:
- Erin Vandewalle (lots 70 & 71) – raised issue with watching the Super Bowl on the TV's at the clubhouse due to no cable. Board will look into if there should be funds added to the budget so sports games can be displayed at the Clubhouse.

Dan moved to adjourn at 8:02pm. Natalie Crohn seconded. Motion carried.

Next Meeting: March 11, 2024, 7pm