Painted Hills HOA Minutes
March 11, 2024

PRESENT: Lisa Kress, Tina Thrasher, Dan Arnold, Natalie Crohn, Josh Dowler, Lori Schmalz, Doug Shultz, Chris Williams,

ABSENT: Ron Milford, Attorney - Jason McAuley

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:03 pm

READING OF THE FEBRUARY 12TH 2024, MINUTES: Natalie Crohn made the motion to dispense of the reading of the February minutes and accept them as submitted. Seconded by Chris Williams. Motion carried.

LEGAL REPORT BY JASON McAULEY: absent

FINANCIAL REPORT:

Feb Income	$	6,600.31
Feb Expenses	$	47,096.13
YTD Income	$	573,616.68
YTD Expenses	$	670,324.93
YTD Net Income	$	(96,708.25)
Depository Account Report		
Checking Account	$	20,822.80
General Reserve	$	134,635.28
Capital Equipment Reserve	$	61,071.46
Roads Reserve	$	99,881.78
Erosion / Infrastructure Reserve	$	208,767.32
Transfer Account	$	58,400.33
Donations Fund Total	$	7,276.11

(Fireworks-3,009.29; 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.

BOARD VOTE: Dan made a motion to have Glenn Roberts join the board for the remainder of Chris Williams' term. Doug seconded. Motion carried.

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural – (Tina Thrasher)

Committee reviewed & updated all the older permits. Committee will be reviewing the recent new permits that have been submitted. Reminder that propane tanks need to have a fence around it. In May, committee will reach out to those members who have repairs needed to see if they can help.

Clubhouse (Doug Shultz)
Roof is finished, new hood fan installed in kitchen, repaired sandwich bar refrigerator and repaired hand cleaning sink due to leaky faucet; power washing the deck started around the clubhouse to prepare for staining and repairs. Looking for volunteers to help stain the deck (targeting when weather is warmer in the spring). HDMI cables have been ran to all TVs in clubhouse to allow for broadcasting large sporting events.

Finance Committee (Lori Schmalz)
Board met on 3/2/24 to review the budget and project expenses. Lori made a motion to approve the 2024-2025 budget and approve projects budgets. Tina Thrasher seconded. Motion carried.

EXPENSE CATEGORY	TOTAL EXP.
Roads Operating Expenses	99,920
Lakes Operating Expenses	48,816
Pool Operating Expenses	22,808
Security Operating Expenses	11,140
Club Operating Expenses	36,660
Office Operating Expenses	27,420
Finance Expenses	90,025
Payroll Taxes	10,518
OPERATING EXP TOTALS	**347,307**
RESERVES	**213,906**
PROJECTED REVENUE	**14,118**

Entertainment committee updates: QR codes with events calendar are now on the dining room tables at the clubhouse. Please RSVP to any event to help with planning purposes. To scan the QR code to see the events calendar or to RSVP, open the camera on your smart phone and put it over the QR code and click the link that appears. Upcoming activities:

1. Camp Creek Players: 3/16
2. Easter egg hunt: 3/30
3. Solar eclipse party: 4/8
4. Annual PH garage sale: 6/8
5. 4th of July fireworks (TBD: Judy to follow up on availability from fireworks company & also obtain a rain date)

Roads and Grounds – (Dan Arnold)
Regarding silt ponds, Jim Adams is working with 2 new contractors about installing the concrete. Mo LaForte (lot 800) inquired if there is a planned ETA date for completion. Dan shared he's pending an update from Jim Adams. Darla Stuart (lot 570) inquired if guardrails will be installed across the silt ponds. Dan shared that after the concrete is installed it won't be as steep. Will assess after concrete is installed.

Pool, Parks, and Recreation (Lisa Kress)
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. An announcement will be made asking for volunteers to help clean the pool for the upcoming

season. Vicky Krebbs (lot 735) inquired if there is there a need for an adult lifeguard to be certified. Lisa Kress is planning to get certified.

Security (Chris Williams)
Josh Dowler will be taking over Security upon Chris's departure at the end of March. Glenn Roberts will take over on Health & Sanitation. Chris & Josh met recently to begin a knowledge transfer on security items. Boat parking inventory will occur on March 23rd. Effective immediately, when new boaters (those who have not been on our lakes previously with their boat) are registering at the office they will now be required to set up a time with a member from the security committee who will take them on the lake and share the rules & etiquette of our lakes. Josh will contact Brighton regarding recent damage to guardrail.

Lisa LaForte (lot 800) asked what the plan is for the solar eclipse from preventing outside people coming into the neighborhood, since Cedar Creek winery is hosting an event there. Josh shared that he is already in contact with owners at Cedar Creek and there will be signage posted at all PH gates, as well as Cedar Creek. In addition he shared there are plans for barricades at each gate to allow for local traffic only. Security committee members will also be patrolling all weekend + day of event to ensure people are not parking or camping on the dam, etc.

Letters recently sent to property owners have not led to any action taken. Committee will discuss next steps. Penny shared a reminder that all boaters will need to bring proof of insurance & proof of ownership when paying dues.

Health, Sanitation, and Land Management (Josh Dowler)
Josh made a motion to request $350 to JR's Tree Service for removal of tree hanging over new addition and it's on PH property. Lori seconded. Motion carried. There are 3 common areas in PH that have not been lumbered since 2008 (generated ~$40k revenue for the association). Josh will contact the previous logging company to inquire and have them assess to see if it is time again. Darwin Ellis (lot 175) shared that a logging company came out and assessed approximately 10 years ago and company said it will be hard to get the logs out of some areas.

Lakes (Ron Milford absent)
Tina reported in Ron's absence that the trapper contacted us & said they will wait 1 year. If neighbors see any muskrat or beaver damage to contact the office so we can let the trapper know for next year.

Kudos:
- Drew Hall, he is always there when needed (i.e. a tree falls, cleaning the roads)
- Chris Williams for serving on the board during his tenure

Business from the Floor:
Judy Lammers shared the donation form letter was not included in the dues mailing this year. A link with the form will be emailed to members this year instead.

Dan moved to adjourn at 7:56pm. Natalie seconded. Motion carried.

Next Meeting: May 13, 2024, 7pm *(no meeting in April due to the eclipse)*