Painted Hills HOA Minutes
May 13, 2024

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

ABSENT: N/A

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:04 pm

READING OF THE MARCH 11TH 2024, MINUTES: Natalie Crohn made the motion to dispense of the reading of the March minutes and accept them as submitted. Seconded by Dan. Motion carried.

LEGAL REPORT BY JASON McAULEY: One account in arears; court hearing is on 6/18/24.

FINANCIAL REPORT:

Apr Income	$	280,225.20
Apr Expenses	$	18,296.31
YTD Income	$	399,080.75
YTD Expenses	$	57,876.04
YTD Net Income	$	341,204.71
Depository Account Report		
Checking Account	$	76,527.04
General Reserve	$	135,015.09
Capital Equipment Reserve	$	64,173.59
Roads Reserve	$	111,762.20
Erosion / Infrastructure Reserve	$	222,342.14
Transfer Account	$	205,220.72
Donations Fund Total	$	7,858.24

(Fireworks-3,281.42; Lakes Enhancement-2,944.80; Clubhouse Improvement-150.28; Park Improvement-173.20; Enhance the Gates-569.54; Holiday Kayak Rack-739.00). Lori Schmalz moved to approve the report. Natalie seconded. Motion passed.

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural – (Tina Thrasher)

Reminder to apply for permits for anything being done to exterior of homes. Tina recently met with the County and Health Dept. regarding septic holding tanks (jet or other systems). Holding tanks is where all solids go it and homeowner is responsible for flushing and adding tablets on a regular basis. This requires a lot of maintenance and emptying the tanks costs $300-400 on a regular basis. Risk is the holding tank systems can fail and if homeowners fail to maintain tanks on a regular basis this will impact our lakes. The State of Indiana recently passed a law that anyone can put a septic holding tank in. The County informed they would approve requests but is encouraging HOAs in Morgan co. not to approve them. A builder has recently applied for a jet septic system. As reflected in our rule book and covenants, PH HOA will deny septic holding

tanks since septics must have a finger system. County stated they are concerned with individuals flipping homes and not applying for the correct permits (i.e. adding bedrooms, electrical changes, and septics). Per the HOA rules and covenants, we don't allow permits of any type of spec homes. Private pools (both above ground and in ground) require a permit from the county and the HOA. Lot 260 (Kenney home) submitted new home plan, floor plan updated to 2 BRs, septic approved from county. Architectural committee measured approx. 1.5 feet shorter than the county measurements. Architectural committee recommends to accept the measurement from the county. Tina made a motion to approve everything with the Kenney house. Lori seconded. Motion carried.
Finalized Home Permits: Edwards/Brandt (lot B781-782), Deveny, Raggio (lot 1055), Warriner (lot 1119), Hacker (lot 1166)
Open Permits: Debates, lot 491 (fence); C. Warriner, lot C499 (enclosure); Headlee, lot J261 (replace barn & gravel driveway); McClanahan, lot 338 (deck); Koperneck, lot 371-372 (re-do existing deck); Painter, J97 (re-do deck expansion); Bowman, S500-502 (greenhouse); Hanks, lot 26(shed and pergola).

Clubhouse (Doug Shultz)
Doug made a motion to ratify $1,059.29 for the new camera system & hard drive at clubhouse. Glenn seconded. Motion carried. Doug made a motion to ratify $106.88 for a solar powered trail camera for Lake Nebo ramp. Tina seconded. Motion carried. Decks being prepped to get ready to prime/stain, targeting to complete prior to Memorial Day weekend. Volunteers needed to help paint the deck, be on the lookout for announcements. Clubhouse changed purchasing supplies (i.e. toilet paper, hand soap, paper towels, room scents) from Cintas to Amazon to save costs. Clubhouse will be needing a new refrigerator service company that specializes in commercial refrigerators to replace refrigerators. New items in Clubhouse include: Golden Tee, Dart Board, and Touch Tunes. Members encouraged to use these services or they will be removed by the vendor.

Judy Lammers inquired about recent vandalism at tennis court area/people broke into the locked gates. Lisa & Josh will discuss how to address. Ideas mentioned: installing cameras, post surveillance signs.

Finance & Entertainment Committee (Lori Schmalz)
Finance: Lori made a motion ratify paid $441.76 to pay for the spring property taxes. Seconded by Tina. Motion carried. Insurance quote received from Assured Partners of Indiana. Total increase of $2,599.73 from prior year. Lori made a motion to pay $83,856.98 to Assured Partners of Indiana that covers general liability coverage. Tina seconded. Motion carried.
Entertainment: Spring plant sale raised $323.61. Funds raised will be used for live entertainment at the clubhouse. Upcoming events: neighborhood garage sale June 8, 9a-2pm (watch for announcements on how to sign up to be on the map). If you are not hosting a garage sale but would like to donate your items for the clubhouse garage sale, donations can be dropped off at the clubhouse June 6th and 7th between 4-7pm. Fireworks are July 3rd; rain date is July 6th.

Roads and Grounds – (Dan Arnold)
Dan made a motion to ratify $38 for a 30-pack yard stakes & private property signage for the eclipse signage in the neighborhood. Glenn seconded. Motion carried. Dan made a motion to ratify $1,324.23 for new stone in the Marina parking area. Ron seconded. Motion carried.

Dan made a motion to ratify $278.18 for a culvert pipe to divert water on Glenwood. Natalie seconded. Motion carried. Dan made a motion to ratify $1,034.21 for sand at the beach & volleyball area. Tina seconded. Motion carried. Member request for guard rail at gate 4. Dan looking into this, challenge is this is state property so will have to contact the county to obtain approval. May recommend concrete barricades. Silt ponds update – Still pending concrete contractor to perform the work.

Jake Stinson (lot 733) – mud/debris and loose dirt from the hill backwashed due to the construction and over 12 inches of water came into his garage. Unable to make improvements to his property until drainage project is fixed. Dan shared the debris was due to the clogged culvert and the new culvert pipe targeting installation next week should address this issue.
Vicky Krebbs (lot 735) – concerned about the timing of project completion.
Barb cooper (lot 1070) – drainage / erosion issue on lowest point of her road and it doesn't drain properly. Dan contacting a contractor to come assess.
Jeri Ahern (lot 229) – concerned the area behind the tennis courts are not getting treated for weeds & cattails as they have increased over the years and she's unable to fish anymore. Requested weed treatment. Ron shared the Lakes Committee will come look; cattails are a protected species but we can treat the weeds & creeping primrose when it blooms. Jeri also shared an idea for loose dogs in the neighborhood by taking a picture of dog & registering it. Jeri concerned walkers in the neighborhood are not wearing bright enough clothing for drivers to see. She asked if we can trim back the brush across from Cedar Creek by the railing in the corner. This is county property.

Pool, Parks, and Recreation (Lisa Kress)
Natalie made a motion to ratify $149.99 for new net for volleyball court. Glenn seconded. Motion carried. Natalie made a motion to ratify $296 to Amazon for 2 basketball pole pads. Tina seconded. Motion carried. The pool is filled with water, currently working on shocking and cleaning it up. Targeting opening day on Saturday May 25th. Will need help throughout summer with clean up and pool has new lifeguards and attendants this year. If you see anything, contact Lisa Kress.

Security (Josh Dowler)
Eclipse Day Security - successful day! Thank you to Patrick Runyan, Randy Pendagraft, Bill Mason, Lisa Kress, Neil Berry, Jim Adams, Drew Hall and Bud Lammers for taking time to keep the neighborhood safe. Two recent incidents: 1) April 8th 10:30 pm for intoxicated individual in neighborhood, no harm and individual went home. 2) April 14th fishermen that were not members; asked to leave. Two kayakers noticed recently by the lakes that were not members. Reminder that homeowners must be present at all times when using all amenities for liability purposes. Dog Complaint on 4/19 for the St. Bernard. Letter sent to owner. Same dog also chased another resident's dog recently. Reminder to place stickers on side by sides, golf carts, and boats. Children must be at least 16 years old to drive golf carts and side by sides in the neighborhood.
Ruth Lipinski (lot 1022) inquired if individuals who have a county sticker on their side by side but doesn't live in PH if they can still drive on PH roads. Confirmed, they are allowed.

Health, Sanitation, and Land Management (Glenn Roberts)
Glenn made a motion to ratify $1,900 to JR's Tree Service for 7 tree removals. Natalie seconded. Motion carried. Josh shared he is in communication with JR about a possible yearly service to check and remove hanging limbs. Closed tree permits: Lot 1800 and Lot 26. Jeri Ahern (lot 229) inquired what to do if there is a dead tree that is on a private lot. Board shared she needs to notify property owner in writing or email so there is documentation in the event a tree falls on her property. Ruth Lipinski (lot 1022) shared that 2 areas on Hurt Dr. have been patched and REMC cut some tree limbs on Driftwood.

Lakes (Ron Milford)
Ron made a motion to ratify $9,985.46 to Aquatic Control (survey + treatment of algae/weeds in April on both lakes; in annual budget. Lori seconded. Motion carried. Ron made a motion to ratify $2,900 to Regional Services Corporation for the DNR required Bi-annual Dam Inspection; in annual budget. Glenn seconded. Motion carried. Ron made a motion to ratify $580.64 for 2 new buoys to Roylan Buoys; in annual budget. Tina seconded. Motion carried. Ron shared there is a lot of work needed on dams (gravel, dirt, riprap, critter holes, etc.) so will be hosting a Volunteer Dam Maintenance Day on Saturday 5/25 from 8am – 12pm. Volunteers should bring shovels/wheelbarrows, watch for upcoming announcements. Closed Permit: Kenney (lot 260) for riprap. Judy Lammers shared that the Lake Nebo Depth Gauge is now gone and needs replaced. Ron confirmed he will look into getting a new one.

Kudos:
- Tricia Wray for helping with the gates
- For all volunteers from the Easter Egg Hunt: Judy Lammers, Heidi O'Brien, Anissa Headlee, Logan Headlee, Michelle Edwards, Karen Shreve, Jean England from Martinsville McDonald's who donated free food coupons for the kids.
- Egg Stuffers - Erin Vandewalle, Gesche Huneke, Libby Huneke, Lora Guernsey, Samantha McMinn, Laura Hanks, Brian & Rita Kenney
- All volunteers from the Solar Eclipse BBQ - Tony & Tammi Berry, Bryan Anderson, Judy Lammers
- Dave McClanahan for donating his time and installing the new water filtration system for clubhouse drinking water and ice machine
- Ruth Lipinski for helping the architectural committee
- All who have helped clean and prep the pool thus far: Patrick Runyan, Drew Hall, Rich Dawson, Matt Kress
- Sam Headlee for assisting Drew with the volleyball net and court
- All security volunteers (mentioned above) for Eclipse safety
- Danny Williams for assisting Drew with a fallen tree
- Doug Shultz for all his time & expertise installing new cameras at clubhouse

Business from the Floor: N/A

Glenn moved to adjourn at 8:34pm. Dan seconded. Motion carried.

Next Meeting: June 10, 2024, 7pm