Painted Hills HOA Minutes
June 10, 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 7:01 pm

READING OF THE MAY 13TH, 2024 MINUTES: Natalie Crohn made the motion to dispense of the reading of the May minutes and accept them as submitted. Seconded by Glenn. Motion carried.

LEGAL REPORT BY JASON McAULEY: One account that is delinquent. No other issues known at this time.

FINANCIAL REPORT:

May Income	$ 139,381.57
May Expenses	$ 57,063.50
YTD Income	$ 538,550.70
YTD Expenses	$ 114,939.54
YTD Net Income	$ 423,611.16
Depository Account Report	
Checking Account	$ 255,778.31
General Reserve	$ 136,747.62
Capital Equipment Reserve	$ 69,059.58
Roads Reserve	$ 173,589.38
Erosion / Infrastructure Reserve	$ 243,467.72
Transfer Account	$ 118,323.55
Donations Fund Total	$ 8,381.63

(Fireworks-3,981.49; Lakes Enhancement-2,944.80; Clubhouse Improvement-220.28; Park Improvement-223.20; Enhance the Gates-242.86; 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)

New permits: (1) D. Jones, lot 509-510, concrete patio (2) C. Warriner, lot 409, fence (3) T. Darling, lot 365, replace rotted deck. There will be a couple of new home builds coming up.

Clubhouse (Doug Shultz)

Doug made a motion to ratify $385 to CertaSite for semi-annual kitchen hood suppression system inspection. Glenn seconded. Motion carried. Doug made a motion to ratify $825 to Dugan Air for HVAC cleaning and maintenance. Tina seconded. Motion carried. Doug made a motion to ratify $350 to Sue Wells for cleaning for June, July, August and September. Payment

will return to $300/mo. starting in October. Ron seconded. Motion carried. Doug made a motion to ratify $1,549 to Daniel Bowling for emergency replacement of hot water heater at clubhouse. Tina seconded. Motion carried. Doug made a motion to ratify $1,000 for renewal of liquor license. Josh seconded. Motion carried.

Finance & Entertainment Committee (Lori Schmalz)

Finance: Lori made a motion ratify $326.68 to Tricia Wray for gate maintenance which will be paid from the "Enhancement the Gates" funds. Natalie seconded. Motion carried.

Entertainment: Kids pool party will be Monday, June 17th at 6pm. Outdoor movie night details will be announced soon. Fireworks are July 3rd; rain date is July 6th.

Roads and Grounds – (Dan Arnold)

Dan made a motion to ratify $250 to Ross Hall for assisting tree removal in lake. Glenn seconded. Motion carried. Dan made a motion to ratify $325 to Ross Hall to assist Drew with mowing and road patching. Natalie seconded. Motion carried. Working with 3 paving contractors to look into paving the big hill & Glenwood Dr. this year, and possibly Sunnyslope Dr. Pending estimates from a few dirt contractors to open up some culverts. Tina mentioned there are some low hanging limbs hanging over some of the roads. Dan is working on a plan for clean-up. Bill Rason inquired if we could do a volunteer event to help clean up the low hanging limbs. Dan will look into this and inquire about insurance/safety. Jim Adams is scheduled to start on the silt pond this month. Vicky Krebbs (lot 735) to discuss with Dan the type of trees to plant that will be able to withstand the winds from the lake. She shared the silt from the creek was now in the sediment pond. The creek is down to the shale.

Pool, Parks, and Recreation (Lisa Kress)

Dan made a motion to ratify $3,704.94 to Pool Supply Unlimited for new diving board, fulcrum cover, and shipping. Natalie seconded. Motion carried. Will install upon delivery. A reminder if members want to keep their kayaks/paddle boats at the Lake Nebo storage rack to get a new 2024 sticker as there is a waiting list for people who would like a spot here. Security will be checking for updated stickers at the Nebo storage rack the weekend of 6/15. Thank you to everyone who has jumped in to keep the pool looking great.

Security (Josh Dowler)

Received 3 complaints on 5/31 for a member (lot 627) driving erratically on the lake with tubers, doing "figure 8's", and not going idle speeds in idle zone areas. Acts were also caught on video surveillance. Letter was sent to owner.

Health, Sanitation, and Land Management (Glenn Roberts)

Three new tree permits issued to: (1) Thacker, lots 1105 and 1087, (2) Smith, lots 367-368, open + closed and (3) PH Association by spillway; 5 trees removed, open + closed.

Lakes (Ron Milford)

Ron made a motion to ratify $1,138.24 to Aquatic Control for May weed treatment. Glenn seconded. Motion carried. Ron made a motion to ratify $526.66 to Aquatic Control for May algae treatment. Josh seconded. Motion carried. Ron made a motion to ratify $272.53 for ~1,600 feet of rope for the beach. Lori seconded. Motion carried. Ron sent a photo of algae present in the lake to Aquatic Control who confirmed it is not harmful. The dam maintenance

volunteer day went well. The volunteers cut down trees that were growing around the Lake Nebo drop box, spread rip rap, filled ruts and critter holes, spread grass seed, and trimmed brush. Ron to see about moving the idle zone buoys in the Clubhouse cove.

Kudos:

- Daniel Bowling - picking up and installing new water heater free of charge
- Glenn Roberts & Chris Pestow for taking care of weeds and the propane tank surround at CH
- Tricia and Mike Wray for gate maintenance
- Anissa Headlee for flowers at the clubhouse
- Linda Wall for new flags for flagpole
- Dam maintenance volunteers: Drew Crohn, Greg DePauw, Lonnie Holden, Joe Marsh, Kim Milford, Chris Pestow, Colt Pestow, Craig Schmalz, Lori Schmalz, Mike Warner, and Joe Vandewalle. Amy Warner for delivering cookies and Drew Hall for preparing everything for us and all the other work he does on a daily basis to maintain the neighborhood.
- Security volunteers for Memorial day: Brighton Sichting, Patrick Runyon, Bill Rason
- Lisa Kress for offering swim lessons

Business from the Floor:

Lisa LaForte (lot 803) – One of the no wake buoys is missing from their cove. Ron will check into getting it put back.

Dan moved to adjourn at 7:39pm. Tina seconded. Motion carried.

Next Meeting: July 8, 2024, 7pm