Painted Hills HOA Minutes
July 8, 2024

PRESENT: Lisa Kress, Dan Arnold, Natalie Crohn, Josh Dowler, Glenn Roberts, Lori Schmalz, Doug Shultz, Attorney - Jason McAuley

ABSENT: Tina Thrasher, Ron Milford

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

READING OF THE JUNE 10TH, 2024 MINUTES: Natalie Crohn made the motion to dispense of the reading of the June minutes and accept them as submitted. Seconded by Glenn. Motion carried.

LEGAL REPORT BY JASON McAULEY: Three accounts in collection; two are interest only, one is active. Nothing new from prior meeting. Some discussion occurring around properties when they are sold with how the dues are paid.

FINANCIAL REPORT:

June Income	$	9,130.71
June Expenses	$	70,105.40
YTD Income	$	581,719.20
YTD Expenses	$	185,044.94
YTD Net Income	$	396,674.26
Depository Account Report		
Checking Account	$	64,275.93
General Reserve	$	138,333.42
Capital Equipment Reserve	$	74,734.97
Roads Reserve	$	195,450.16
Erosion / Infrastructure Reserve	$	268,215.60
Transfer Account	$	218,215.55
Donations Fund Total	$	5,103.70

(Fireworks-703.56; Lakes Enhancement-2,944.80; Clubhouse Improvement-200.28; 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)

The committee met and reviewed older permits, will be contacting open permit members for anything over 90 days to check progress on projects. Reminders: (1) no holding tanks allowed, (2) no spec homes allowed, and (3) anything members do externally or that will be permanent needs to be reviewed by the committee & board.

Clubhouse (Doug Shultz)
Doug made a motion to ratify $480 to Facilities Management for service call for maintenance of sandwich and beer coolers. Lori seconded. Motion carried. Doug made a motion to ratify $685.44 to Dugan Air for HVAC repair. Josh seconded. Motion carried. Doug made a motion to ratify $900 for materials on stairway rebuild. Glenn seconded. Motion carried. Special thank you to Drew Hall, Dan Arnold, and Angie Sterrett. Clubhouse is in the process of renewing their liquor license, working with Bryan to resolve paying of taxes. After Labor Day weekend, Bryan will no longer be running Paradise Pub. Parties interested in taking over the Pub should submit their proposal by 8/1/24. The board will review all proposals and make a decision.

Finance & Entertainment Committee (Lori Schmalz)
Finance: no new updates.
Entertainment: July 19th is the Kids pool party at 7pm. After pool party, an outdoor movie (The Sandlot) will be played at dark.

Roads and Grounds – (Dan Arnold)
Dan made a motion to ratify $2,500 to Williams Tree Company for removal of trees that were blocking flow, thus causing a clogged culvert. Natalie seconded. Motion carried. Dan made a motion to ratify $1,000 to Drew Hall for going above and beyond, rebuilding clubhouse stairs, and boat deck boards. Josh seconded. Motion carried. Dan made a motion to ratify $300 to Williams Tree Company for removal of a tree on Oak Ct. Glenn seconded. Motion carried. Regarding gate 4 with request for a guardrail, this is on state property and will need to be requested through the State of Indiana. Dan will look into this. Question was asked if we ever considered not having a gate 4 due to how dangerous that area is. Many people use that gate so unlikely. We received quotes back for paving the big hill & Glenwood Cove. The lowest bid was ~$128K. Dan made a motion to ratify $128,958.85 to Wallace Construction. Glenn seconded. Motion carried. Unaware of timing.
Mo LaForte (lot 800): submitted a concern via website re: ditch in front of his home that is full. Dan confirmed he will stop and look this week.

Pool, Parks, and Recreation (Lisa Kress)
No new updates. Thank you to Josh Dowler & Vicky Boggs for the shade umbrella options at the pool.

Security (Josh Dowler)
Clubhouse incident with a gentlemen going into the female restroom downstairs at Clubhouse. Nothing malicious but it brought up privacy concerns if women are changing clothes while door is open. Coming up with a plan to install a block aid or curtain in the changing area for privacy. Received a call that there were kids near a vacant home. Police stopped by along with some security members. Police confirmed it was not a breaking/entering situation. A recent incident on lake (lot 480 member) around midnight parked in the middle of lake, anchored, and swimming. Boaters were approached by Security to move into an idle zone. Letter sent to member stating the rules and a fine attached. Member is suspended until fine is paid.
New boat owners at PH should schedule a meeting with a security member to take a lap around the lake to learn the rules and details around the lake. A reminder that tubers and skiers must have a spotter present. Kudos to all volunteers who helped with Security during the holiday weekend.

Health, Sanitation, and Land Management (Glenn Roberts)
Three tree removal permits: lot 1012, PH association on Oak Tt. (closed permit), and lot 365. Sampling for E-coli was collected from both lakes, thank you to Dave Green for collecting. Samples submitted on 7/8/24. June results were received and confirmed to be good. Beach tested higher than other areas, but still within normal range. Glenn/Josh to test area near horse barn.

Lakes (Ron Milford)
Natalie made a motion to ratify $4,651.61 to Aquatic Control for June weed treatment. Lori seconded. Motion carried. Natalie made a motion to ratify $526.66 to Aquatic Control for June algae testing and monitoring. Lori seconded. Motion carried.
John Speers (lot 722) inquired if we can lower the lake at the end of summer to allow dock owners to clean up around their docks. Dan stated this has historically been controversial due to erosion concerns. Lisa to follow-up with Ron.

Kudos:
- Dave Green for collecting e-coli samples from lakes
- Security volunteers over the 4th of July holiday: John Kuikman, Bud Lammers, Neil Berry, Brighton Sichting, Chuck Kern, Patrick Runyan, and Bill Rason
- Josh Dowler & Vicky Boggs for providing shade at pool
- Everyone who helped with the CH steps: Drew Hall, Dan Arnold, and Angie Sterrett

Business from the Floor:

Erin Vandewalle (lot 71) – Notices boats out on Lake Nebo without a current sticker and notices boats in slips on the big lake without current sticker. Members should notify Josh on Security who can check for stickers. More difficult on Nebo to check due to boats being on property.

Vicky Krebbs (lot 734) – sent an email regarding tree suggestions to Dan. Glenn/Dan to follow-up with Vicky. Shared that there is a lot of overgrown brush on the hill near her, inquired about getting a “hidden drive” sign for safety.

Joe Vandewalle (lot 71) – Near Eagle/Lake drive he noticed a raw sewage smell, concerned it is going into the lake. Glenn addressed this issue with Board of Health previously; they came out and it has tested positive for sewage. No action taken thus far.

Penny Myers (lot 226) – By Cedar Creek in the curve it is really overgrown near the guardrail making it difficult to see. Dan will look to see who owns this property to see about getting it cleaned up.

Ruth Lipinski (lot 1023) – Overgrown brush on the big hill and vehicles are moving towards the middle of the road to prevent scratching vehicles. Dan confirmed this is PH property and will look into a contractor to clean it up.

Danielle Stiles (lot 91) – Asking where in our covenants discuss new property owners will need to pay dues/membership fees and sought counsel from the HOA lawyer. Our rules state if a seller is retaining property within the neighborhood after the sale of a lot, their dues and fees will stay with them and the new member will be required to become current with membership

dues/fees in order to be in good standing. The board will speak with the lawyer to ensure wording is adequate.

Dan moved to adjourn at 8:23pm. Glenn seconded. Motion carried.

Next Meeting: August 12, 2024, 7pm