Painted Hills HOA Minutes
August 12, 2024

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

ABSENT:

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

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

LEGAL REPORT BY JASON McAULEY: Twelve unpaid collection items; 10 are individuals, 2 are corporate accounts. Three outstanding accounts in litigation; 1 has payment arrangements in place, 1 has a hearing in September, and 1 is minimal and will follow up.

FINANCIAL REPORT:

July Income	$	13,969.65
July Expenses	$	124,231.93
YTD Income	$	574,256.76
YTD Expenses	$	309,276.87
YTD Net Income	$	264,979.89
Depository Account Report		
Checking Account	$	92,287.46
General Reserve	$	138,533.14
Capital Equipment Reserve	$	74,842.86
Roads Reserve	$	195,732.35
Erosion / Infrastructure Reserve	$	268,602.84
Transfer Account	$	97,393.58
Donations Fund Total	$	5,447.74

(Fireworks-1,047.60; Lakes Enhancement-2,994.80; 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)

Meeting held in June to review permits. Two member complaints addressed:

a) Jim & Anissa Headlee expressed concerns that cement truck blocking road and people driving in their yard. Requested posts to prevent others from driving in yard. Drew H installed posts. Requested port-a-pot to be moved from current location. Steve Thacker confirmed he will move port-a-pot.

b) Paul Cantrell (lot 1088) – complained neighbor installed a driveway without his permission and a lot of brush there. Jim Adams moved the perimeter drain, moved the brush, and fixed the drive. Mr. Cantrell reviewed and was satisfied.

Spoke with two new members regarding the building process. One member wants to put their septic system across the road in their other lot. Member will draft up something for committee to review. Reminder to file permits for construction projects or anything on exterior of the home. Members who have complaints should submit complaint form via the PH website.

Clubhouse (Doug Shultz)

Doug shared the taxes for the liquor license is in process of being paid; awaiting final letter. Doug made a motion to approve our new restaurant managers, Josh Dowler, Bryce Elsner, and Kelsy Groover as "The Lost Shaker" effective the day after Labor Day. Ron seconded. Motion carried. New curtains have now been installed in downstairs restrooms for more privacy.

Finance & Entertainment Committee (Lori Schmalz)

Finance: Lori made a motion to ratify $1,090 to Ehlen Heldman for 2023 PH Tax Prep. Tina seconded. Motion carried. Lori made a motion to ratify $325.00 for 2023 personal property tax filings. Tina seconded. Motion carried.

Entertainment: Labor Day duck race is approaching. To buy ducks, please contact the office starting this week. Dog swim occurring Sept. 7th at pool. Volunteers are needed, if interested please contact Ruth Lipinski. Pack the Pub event will be Saturday 8/17 at clubhouse for Bryan Anderson to thank him for his contributions running the Paradise Pub. Two bands will be in attendance.

Roads and Grounds – (Dan Arnold)

Dan made a motion to ratify $2,700 to JR's Tree Service to remove tree limbs over roads. Glenn seconded. Motion carried. Dan made a motion to ratify $1,000 to Adam's Excavation for spreading, grading and compacting millings on Hurt Dr. Ron seconded. Motion carried. Dan made a motion to ratify $3,250 to Adam's Excavation for excavation on both sides of culvert + rip rap in Murphy cove. Ron seconded. Motion carried. Dan made a motion to ratify $1,000 to Adams Excavation to open culvert on Elm Ct. Lori seconded. Motion carried. Dan made a request to approve $200 to JR's Tree Service for an additional tree on Toby. Glenn seconded. Motion carried. Dan made a request for $19,527.61 to Wallace Construction for pavement work on Oak Ct. cul-de-sac near silt pond. Glenn seconded. Motion carried. Discussion with USDA occurred to discuss vulture damage. The USDA offers a service handle all permits needed and capture the black vultures in the area and euthanize them. HOA board previously approved funds for vulture deterrents, which can be installed after the USDA captures them.

Pending pavement dates for the big hill & Glenwood. During pavement, the road will be closed; school buses would need to be re-routed.

Pool, Parks, and Recreation (Lisa Kress)

Diving board installed. Special thank you to Dan Arnold, Drew Hall, and Cliff Rondeau for helping with installation. Thank you to Matt Kress and Rich Dawson for keeping chemicals in pool. Labor Day will be the last day pool will be open.

Security (Josh Dowler)

No updates.

Health, Sanitation, and Land Management (Glenn Roberts)
Closed two tree permits: lot 510 (Darland) and lots 1011-1012 (Rason). Two open tree permits: lot 1153, (LaFever) and lot 715 (Marsh). Recent e-coli samples came back good. Lake samples pulled on 8/12/24. Morgan Co. Highway Dept. cleaned up the brush in the blind curve near the winery. Add'l info received from the Health Department on the sewage issue. The Health Dept. came and tested several houses and confirmed they were all negative. Possible entry in Lantern Rd area. Two new people working at Health Dept. Glenn will follow up with them. Duplication today was both visual and scent for sewage.

Lakes (Ron Milford)
Ron made a motion to ratify $2,163.59 to Aquatic Control for July weed treatment on Holiday. Tina seconded. Motion carried. Ron made a motion to ratify $1,483.02 to Aquatic Control for July harmful algae bloom (HAB) treatment on Nebo. Josh seconded. Motion carried. Ron made a motion to ratify $927.66 to Aquatic Control for algae sampling and testing. Josh seconded. Motion carried. Tina shared the creeping primrose is blooming near Mihalis's cove. Drew H confirmed he will treat for it on 8/13. Bi-annual dam inspection occurred this month with engineer. Pending report. New permit approved boat dock (lot 1019).

Kudos:
- Dante & Mary Raggio for donating to the fireworks fund
- Dave Green for pulling e-coli lake samples and delivering them to the Board of Health in Indianapolis

Any members looking to run for a board position need to have their bios to the office by 8/15/24.

Business from the Floor:
Tammi Berry (lot 988) inquired about how to replace mailbox. This is the responsibility of the homeowner and should find one that matches current mailboxes.

Dan moved to adjourn at 7:44pm. Glenn seconded. Motion carried.

Next Meeting: No September meeting as the PH Annual Meeting is Saturday, September 21st.