Painted Hills HOA
Minutes
January 13, 2025

PRESENT: Dan Arnold, Natalie Crohn, Josh Dowler, Lisa Kress, Ron Milford, Lori Schmalz, Doug Shultz, Amy Warner, Board Attorney Jason McAuley (Zoom)

ABSENT:

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:02 pm

READING OF THE DECEMBER 9, 2024 MINUTES: Amy Warner made the motion to dispense of the reading of the December minutes and accept them as submitted. Seconded by Natalie Crohn. Motion carried.

LEGAL REPORT BY JASON McAULEY: Three accounts have initial hearing for delinquent dues on Friday, 1/17/25. Jason hopes people will appear and come to an agreement. If not, the judge will make a judgement. Jason shared on a lot purchased at a tax sale back fees will not be collected but going forward they would be responsible for dues. The previous lien will be wiped out.

FINANCIAL REPORT:

December Income	$3,815.85
December Expenses	$33,461.65
YTD Income	$602,142.47
YTD Expenses	$704,500.26
YTD Net Income	($102,357.79)
Depository Account Report	
Checking Account	$38,847.24
General Reserve	$139,692.89
Capital Equipment Reserve	$76,667.43
Roads Reserve	$50,779.12
Erosion/Infrastructure Reserve	$94,490.47
Transfer Account	$75,835.16
Donations Fund Total	$6,692.00

(Fireworks-2,271.86; Lakes Enhancement-2,994.80; Clubhouse Improvement-200.28 Park Improvement-223.20; Gates Enhancement-242.86; Holiday Kayak Rack-759)

Lori Schmalz moved to approve the financial report. Amy Warner seconded. Motion passed.

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural (Tina Thrasher) – Tina shared they had meeting on 1/8/25. The members of the committee are: Rich Dawson, Matt Kress, Gil Smith, Clark Kinney, Drew Crohn, Mike Lipinski, David McClanahan, and Penny Myers. The committee is working on a recreated new home build checklist; reviewed the handbook to make recommendations for changes to be shared at a later date; discussed assessments for failure to comply with rules; and talked about the possibility of creating an Approved Builder list for PH. Penny is creating a spreadsheet to keep track of all the projects. There are 16 open permits. Open permits include Robert and LeighAnn Krause, Lot 714, new home build. They do not have county permit yet. Tina reported she talked to Dean Miller, DJ Meets, Lots 391-393, who has a county red tag on his remodel project. The county is requiring a new survey from him. Miller has now paid his PH dues and permit fees. Tina reported there are several others preparing to build new houses in 2025. Penny said the committee members need to be updated on the website.

Clubhouse (Doug Shultz) – Doug ratified $119.11 for basement ceiling tiles and trim around electrical/dry storage room. Seconded by Lori Schmalz. Motion carried. He shared The Lost Shaker is fully open. We are discontinuing services with Cintas due to prices. Soap, paper towel, toilet paper dispensers and air fresheners will be replaced. The Lost Shaker employees will be responsible for filling the dispensers. This will save the clubhouse about $150 a month. Doug plans on having a committee meeting soon.

Entertainment Committee (Lori Schmalz) – January 31, 2025 is Paint the Pet. Registration must be done by 1/17/25. Feb 25 will be pour your own candle event.

Finance Committee (Lori Schmalz) – Lori ratified $75 to McAuley Law for November and December board meetings. Seconded by Tina Thrasher. Motion carried. A budget review meeting will be held on 1/26.

Health, Sanitation, and Land Management (Natalie Crohn) – One open tree permit: Dirk Edwards, Lots 843-845.

Lakes (Ron Milford) – Ron moved to ratify $16,301 to Lammers Construction for 2nd payment on Phase 3 dock replacement (already budgeted). Tina Thrasher seconded. Motion carried. Bi-Annual engineering report for dams showed no issues. Ron plans on having a committee meeting next week. Laura Hanks would like committee to consider letting Lake Nebo members go fast a couple times to break up weeds.

Pool, Parks, and Recreation (Lisa Kress) – Working on when lifeguards can get certified. The Lost Shaker would like to see if pool will be open on Mondays.

Roads and Grounds (Dan Arnold) – Dan ratified $629.04 to Subsurface of Indiana for salt and sand. Seconded by Josh Dowler. Motion carried. Dan ratified $1,000 to Adams Excavating for moving sand and salt. Seconded by Natalie Crohn. Motion carried. Dan ratified $1,000 to Adams Excavating for snow removal. Amy Warner seconded. Motion carried. Request $800 to Adams Excavating for snow removal. Ron Milford seconded. Motion carried. Dan reminded members when it snows plows start on main roads, then a path on other roads. Cul-de-sacs are last. If storms start in the evening or at night, it makes it very hard. The crew of three did a great job. Dan thanked all the neighbors who pitched in and helped with snow removal. Everyone pitching in saves PH a lot of money and removal is done much faster than if the county or an independent contractor was hired. Dan requested reimbursement of $51.10 for gas in truck. Seconded by Josh Dowler. Motion carried.

Security (Josh Dowler) – Josh reported there have been multiple dog complaints. We are going to add to the rules on dog ownership assessments for dogs not contained: first complaint is warning, 2nd $100, 3rd $150 and 4th $200 and animal control called. Members will lose privileges until assessment has been paid. Josh will follow up with board on wording of new rule. Josh plans a committee meeting in March before summer activities start.

Other Business – none.

Kudos – Drew Hall, Dan Arnold and Jim Adams for snow removal. Jane & Sam Mobley for clubhouse improvement donation. All the neighbors who pitched in and helped with snow removal on streets and helped neighbors.

BUSINESS FROM THE FLOOR: Bryce Elsner from The Lost Shaker reported the ice maker is not working all the time. He would like to add a sound system. Bryce wants keys/codes for staff members. He will work with Doug on obtaining keys/codes. Bryce would like list of activities planned by the Entertainment Committee. Bryce shared they are looking for a few neighborhood people (over 18) who could help with dishes/kitchen in the evening after 7 pm. Their younger staff can't work past 7 pm on school nights. The Lost Shaker is planning a Super Bowl party, Monday burger night, Taco and Trivia Tuesdays, Wednesday Kid's night, Thursday Tenderloin, Friday Happy Hour, and Sunday Bloody Mary's. On Saturdays, they'd like to have live entertainment. They are looking for sponsors for events. Sponsorship would include name on their announcement screen, table cards, posted on socials, etc. PH can email to members giving them a link to sign up for emails from The Lost Shaker. Lori Schmalz suggested using signs at gates.

Dan Arnold moved to adjourn at 8:12 pm. Seconded by Josh Dowler. Motion carried.

Next Meeting: February 10, 2025, 7 pm