Painted Hills HOA
Minutes
October 13, 2025

PRESENT: Jim Allen**,** Dan Arnold, Natalie Crohn, Lisa Kress, Ron Milford, Lori Schmalz, Doug Shultz, Tina Thrasher, Joe Vandewalle, Amy Warner, Board Attorney Jason McAuley (Zoom)
ABSENT: Josh Dowler

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

READING OF THE AUGUST 11, 2025 MINUTES: Amy Warner made the motion to dispense of the reading of the August minutes and accept them as submitted. Seconded by Lori Schmalz. Motion carried.

LEGAL REPORT BY JASON McAULEY: Working on a couple collection accounts.

FINANCIAL REPORT:

September Income	$2,736.14
September Expenses	$37,049.93
YTD Income	$565,472.78
YTD Expenses	$314,624.50
YTD Net Income	$250,848.28
Depository Account Report	
Checking Account	$57,222.70
General Reserve	$146,622.64
Capital Equipment Reserve	$101,246.43
Roads Reserve	$185,357.38
Erosion/Infrastructure Reserve	$151,328.02
Transfer Account	$73,732.47
Donations Fund Total	$7,710.23

(Fireworks-1,950.02; Lakes Enhancement-3,339.80; Clubhouse Improvement-2,415.28 Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-139.14)

Lori Schmalz moved to approve the financial report as written. Tina Thrasher seconded. Motion passed.

COMMITTEE BUSINESS (Wrap up old business prior to October 2025 and review committee meetings)

Architectural (Tina Thrasher) - *Current Permits Open*: 17
New permits: Lane/Thomas, Lot 1017, boat dock roof, concrete patio, erosion control & underground dog fence; Holden, Lot 275, rebuild dock, erosion control, replace

retaining wall; Marsh, Lot 715, rebuild dock; Maddy, Lot 179, shed, erosion control; Poe/Douglas, Lot 385, PH stop work order was issued due to proper paperwork not being completed. Tina moved to impose a $1000 assessment on Fred Poe for non-compliance of rules. Ron seconded. Motion carries. Dan abstains. $1,000 fine was paid. Morgan Co also issued stop work order and fined homeowner. Proper paperwork has been completed. Permit includes-remodel house, new roof, windows, doors, siding, driveways, sidewalks, erosion control, repair/replace boat house, erosion control; Kenney, Lot 260, fence; Whitaker, Lot 261, replace deck and add steps, erosion control; Madden, Lot 429, fence.
Closed permits: Snyder, Lot 367, replace boat lift; Scott, Lot 266, concrete pad for hot tub; Maddy, Lot 179, shed and erosion control; Kenney, Lot 260, house & propane tank; Agresta, Lot 170, dock replacement; Raggio, Lot 1055, boat dock and erosion control; Kreuzman, Lot 525, shed; Theriac, Lot 1030, greenhouse; Reuter, Lot 1146, garage; Thacker, Lot 1087, boat dock and shed.
Deposits returned: Kenney, house-$3000; Reuter, garage-$400; Maddy, garage-$400.

Thanked Judy Lammers for organizing Poop Scoopers for Parade as fund raiser for Dog Park which is self-funded. Kudos to the following people who worked the parade: Judy Lammers, Dave and Kathi Guffy, Jean Nachand, Rhonda and John Pyle, Darla Stuart, Annett and Richie May, Tammy, Richard and Mac Searcy.

Clubhouse (Doug Shultz) - Doug moved to ratify the following: $797.35 for clubhouse carpet cleaning by Zerozez. Seconded by Ron Milford. Motion carried.
$14,973.74 for kitchen equipment. Seconded by Tina Thrasher. Motion carried.
$128.39 for new clubhouse lock. Seconded by Ron Milford. Motion carried.
$96.32 for new tp dispensers. Seconded by Tina Thrasher. Motion carried.
$299.58 for new mop sinks. Seconded by Ron Milford. Motion carried.
$1,562.12 for new barstools - Funds coming from clubhouse garage sale fundraiser. Seconded by Tina Thrasher. Motion approved.
Doug moved to approve The Blacktop as the next clubhouse bar and grill tenant. Seconded by Ron Milford. Motion carried. The Blacktop is currently working on final administrative details. Coke is donating coolers.
Doug moved to approve CJ Cleaning Services to clean the clubhouse at $80 a week. Tina Thrasher seconded. Motion carried. They will start when the bar and grill opens. Laura Hanks suggested the cleaning service does a monthly cleaning until bar and grill opens. Tina asked if we could have a bourbon tasting fundraiser at clubhouse while it is closed. Doug will check with excise to see if that is permitted.

Entertainment Committee (Lori Schmalz) - Thanks to John and Shelly Bowman for organizing Open Mic night and Will Branch who got the area ready and took care of trash. Charlene Rondeau will be coming off the EC account and Lori Schmalz will be going on as current chair. Lori shared upcoming events: October 16 - painting class; Oct. 17- outdoor movie night; Oct. 25, noon -Trunk or Treat at playground area. This is a peanut free event. Candy may be donated to the office; Nov. 13 - Glazed Gypsy

Ceramics painting; Thanksgiving Day turkey dash; Christmas Holiday lights contest; Dec. 13 - Breakfast with Santa ($5 a person); looking into Veterans' Day Dinner.

Finance Committee (Lori Schmalz) - Lori ratified $2,096.03 to McAuley Law for legal fees including general business from June to Sept.8 and 9 collections. Seconded by Ron Milford. Motion carried. She requested $4,888.83 for IN C Corp taxes for 2024. Seconded by Tina Thrasher. Motion carried. Lori shared she has contested our insurance rate from Lexington Insurance increase due to revenue from the restaurant. She is claiming to them that the restaurant has their own insurance.

Health, Sanitation, and Land Management (Natalie Crohn) -
Tree Permits: Opened - Folco, Lot 307; Poe, Lot 385; Killinger, Lot 373; Kneifel, Lot 374. Closed - Nachand, Lot 259
Complaints: Lassard, Lot 285, complained about a large dead tree on Ward, Lot 283 property. Homeowner has sent two letters to Ward with no response. Committee advised Lassard to send a certified letter and give a copy to the office so there is documentation neighbor was notified in event tree damages property. Committee received a complaint of an unauthorized vehicle parked on PH property. Homeowner stated it is a work vehicle with a dead battery and would be removed. Vehicle was not removed, and a letter was sent to homeowner requesting vehicle to be moved immediately. Vehicle has been removed. Committee is currently looking into unkept properties for mowing and another abandoned vehicle.

Lakes (Ron Milford) - Ron moved to ratify the following: $3,733.39 to Aquatic Control for July weed control. Seconded by-Tina Thrasher. Motion carried.
$657 to Aquatic Control for August algae monitoring and testing. Seconded by Dan Arnold. Motion carried. $5,316.88 to Aquatic Control for August weed control. Seconded by Tina Thrasher. Motion carried. $2,718.87 to Aquatic Control for harmful algae bloom. Seconded by Amy Warner. Motion carried. $144.83 to Regional Services Corp consult with DNR on Nebo Spillway after complaints about cement replacing logs. Seconded by Dan Arnold. Motion carried. $657 to Aquatic Control for September algae monitoring and testing. Seconded by Tina Thrasher. Motion carried. $10,000 to Trapper Dave Coleman for beaver and muskrat trapping. We were going to do every other year, but we've had issues. Dave is willing to train PH residents to do it in the future. Seconded by Tina Thrasher. Motion carried.
Dock Phases - estimates by Lammer Construction:
Ron moved to approved Phase 4 - $72,610 to Lammers Construction for Slips 7-23 plus courtesy dock on east side of boat ramp. Amy Warner seconded. Motion carried. Future dock quotes: Phase 5 - $72,450, Slips 24-44; Phase 6 - $31,800, Slips 1-6, courtesy dock on west side of boat ramp. Still need to add Nebo slips and swim dock to Phase 6.

Pool, Parks, and Recreation (Lisa Kress) - winterizing pool this week. Will will take shade sail down.

Roads and Grounds (Dan Arnold) - Dan moved to ratify the following: $2,759.53 for Altoz mower tracks. Seconded by Tina Thrasher. Motion carried. $3,950 to T Luckey for Hurt/Driftwood drive core samples. Seconded by Amy Warner. Motion carried. $67.23 for dump fees to Will Branch. Seconded by Tina Thrasher. These are items people have left at scrap metal trailer that aren't metal. Motion carried. There are not currently cameras at the barn because we don't have wifi at barn. We could do a trail camera. $100 for trailer tire and rim. Seconded by Ron Milford. $664.34 to Clark Equipment for chain for salt spreader. Seconded by Tina Thrasher. Motion carried.

Security (Lisa Kress for Josh Dowler) - Lisa reported a truck went off Leonard Road in curve across from Cedar Creek. Glenn Roberts is going to talk to county about additional reflectors.

Dan Arnold moved to adjourn meeting at 8:06. Tina Thrasher seconded.

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 8:07 pm

Review/Nomination of New Board Members (Lisa Kress) - Election results: Jim Allen, Dan Arnold and Joe Vandewalle were voted in for 3-year terms. Thank you to Ron Milford and Tina Thrasher for all your hard work on the board the past 3+ years.

Nomination of Officers (Lisa Kress)

President - Dan moved to nominate Lisa Kress. Lori Schmalz seconded. Motion carried.

Vice President - Lisa moved to nominate Dan Arnold. Lori Schmalz second. Motion carried.

Secretary - Dan moved to nominate Amy Warner. Natalie seconded. Motion carried.

Treasurer - Dan Arnold moved to nominate Lori Schmalz. Amy seconded. Motion carried.

Assignment of Committee Chairs (Lisa Kress)

Architectural - Joe Vandewalle
Clubhouse - Doug Shultz
Finance - Lori Schmalz
Health, Sanitation and Land Management - Natalie Crohn
Lakes - Jim Allen
Pools, Parks, and Recreation - Lisa Kress
Roads and Grounds - Dan Arnold
Security - Josh Dowler

Dan Arnold moved to accept committee assignments as stated by Lisa Kress. Lori seconded. Motion carried.

NEW BUSINESS

Architectural - none
Clubhouse - none
Finance - none
Health, Sanitation and Land Management - none
Lakes - none
Pools, Parks and Recreation - none
Roads and Grounds – Dan requested $228.91 for deck belt and blades for Altoz mower. Natalie seconded. Motion carried. Dan moved to hire Adams Excavating to dig out ditches by playground area and silt pond across from Oak Ct for $22,000. Natalie seconded. Motion carried. Dan requested no more than $19,700 to cut trees back 10 feet from road along Rembrandt from clubhouse to Oak Ct. Lori seconded. School bus driver has requested this done. Motion carried. Dan reported T. Luckey, who specializes in stabilizing soil, did soil samples on Driftwood and Hurt Drive. The samples showed the dirt was very saturated. Phase 1 quote would inject a polymer that would become part of the dirt to help dry it up and stabilize it. It would be a permanent fix. Phase 1 would be a minimum of $220,000. Future phases would include hardening the ditches and installing drainage from hill above. Dan is continuing to research this project.
Vicki Krebs, Lot 734, reported there are big potholes on Rembrandt past the clubhouse before the big hill. Will will fill the holes. Vicki wanted to know if silt fence is still needed on Oak Ct. Dan will have Jim Adams look at it.
Security - none

BUSINESS FROM THE FLOOR:
- Ron Milford, Lot 1168, reminded board of 10,14, 5 pm Solitude Lake Management presentation
-Kasey Myers, Lot 226, would like to see boat storage area cleaned up, useable and easy to maintain. He is willing to form a committee to make budget for project, get volunteers to help.
-Stacey Richardson, Lot 528, stated there are a lot of abandoned boats in the storage lot. Property Mgr. Will Branch said he counted 54 trailers with no sticker or outdated sticker. He reminded member to have current sticker on trailer for identification purposes. Penny Myers, Lot 226, said there are old trailers, trash and other junk in the storage area.
-Penny Myers, office employee, said A Webber is still down and office doesn't have a way to do a mass email like in this case to notify people who have items in the storage lot. Lisa Kress said she will get it fixed.

Dan Arnold moved to adjourn at 8:38 pm. Seconded by Amy Warner. Motion carried.

Next Meeting: November 10, 2025, 7 pm