Painted Hills HOA Minutes
October 14, 2024

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

ABSENT: Josh Dowler, Ron Milford

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

READING OF THE AUGUST 12TH, 2024 MINUTES: Natalie Crohn made the motion to dispense of the reading of the August minutes and accept them as submitted. Seconded by Glenn. Motion carried.

LEGAL REPORT BY JASON McAULEY: Between 8/7/24 and 10/4/24, 11 unpaid accounts have been received; 6 of them haven't made arrangements yet.

FINANCIAL REPORT:

September Income	$	2,070.57
September Expenses	$	161,861.53
YTD Income	$	582,441.86
YTD Expenses	$	530,393.13
YTD Net Income	$	52,048.73
Depository Account Report		
Checking Account	$	48,650.58
General Reserve	$	138,934.01
Capital Equipment Reserve	$	75,709.69
Roads Reserve	$	50,459.95
Erosion / Infrastructure Reserve	$	197,304.80
Transfer Account	$	115,400.91
Donations Fund Total	$	5,934.83

(Fireworks-1,514.69; Lakes Enhancement-2,994.80; Clubhouse Improvement-200.28; Park Improvement-223.20; Enhance the Gates-242.86; Holiday Kayak Rack-759.00). Lori Schmalz moved to approve the report. Natalie seconded. Motion passed.

OLD COMMITTEE BUSINESS (wrap up any old business prior to October 2024 and review any committee meetings):

Architectural – (Tina Thrasher)

Tina met with the Kinney's in September to discuss process for their septic, understanding there was a miscommunication with the septic and shared with the Kinney's the HOA would rescind the $1,500 fine on the Kinney home. Upon completion of the home and final inspection the HOA will refund them $3000. Phone calls were made to a couple of members about projects without permits. Tina received a call from Morgan Co. Planning and Zoning; there are 3 stop work permits in the neighborhood. A reminder that anything external of the home will need a permit – please see the office or PH website to complete form.

Clubhouse (Doug Shultz)
Doug made a motion to ratify $1,100 to help pay for withholding taxes on CH Liquor License Renewal; Bryan Anderson to reimburse. Lori seconded. Motion carried. Doug made a motion to ratify $89.24 for new shower curtains and light switches for downstairs CH restrooms. Natalie seconded. Motion carried. The Lost Shaker is in the process of gutting the kitchen, new appliances will be installed. New managers are bringing kitchen up to code. Targeting to be open for the Halloween party. If upstairs isn't finished by then, the Halloween party will be held in the basement; a band will be in attendance. Doug is working on quotes for the Commercial Grease Trap – 40lb Grease Interceptor for Kitchen Sinks. Quotes received are:

1. Roto-Rooter - $2,500 (T&M)
2. Amazon - $250 (material)
3. Monthly Cleaning - $175 Labor; recurring cost every month.

There are extra kitchen equipment items such as shelves, ceiling lights, bar chairs, etc. no longer needed in CH. Doug made a motion to donate these items to a rehab organization. Glenn seconded. Motion carried.

Finance & Entertainment Committee (Lori Schmalz)
Finance: Finished insurance audit from 2023-2024. Lori working with office to update software in the office. Lori made a motion to ratify hiring of new office staff member, Laura Hanks, and approval of raises for PH office staff:

- Judy Lammers to get $0.25 an hour raise effective May 1; bringing her to $14.75/hr.
- Penny Meyers to get $0.75 an hour raise effective May 1; to bring her to $13.00/hr.
- Laura Hanks to get a $2.00 an hour raise effective September 1, to bring her to $13.00/hr

Natalie seconded. Motion carried. Lisa thanked Judy for all her years working in the office. Laura will be added to the accounts as an authorized signer.
Entertainment: N/A

Roads and Grounds – (Dan Arnold)
Dan made a motion to ratify $500 to Williams Tree Service for removal of fallen tree on Toby Lane. Glenn seconded. Motion carried. Dan made a motion to ratify no more than $1,700.00 for engine repair on the Altoz mower. Natalie seconded. Motion carried. Dan made a motion to ratify no more than $2,400.00 to Jim Adams to initially start program of cutting back limbs/brush from roads (20 hours of machine time). Lori seconded. Motion carried. Dan made a motion to ratify no more than $6,300.00 to USDA for trapping/eliminating vultures. Natalie seconded. Motion carried. Dan made a motion to ratify no more than $9,511.00 for road salt. Lori seconded. Motion carried. Tina inquired where Jim Adams is starting the program at, reported that Sunnyslope Dr. is overgrown with brush on both sides of road. Dan confirmed there is a map of the areas that will be cleaned. Jim will be starting on Rembrandt, then Toby Lane.

Pool, Parks, and Recreation (Lisa Kress)
Natalie made a motion to ratify $2,268.36 for 16 new stackable pool chairs. Lori seconded. Motion carried. Natalie made a motion to ratify $502.88 for 2 new multiport valves for pool pumps. Lori seconded. Motion carried.

Security (Josh Dowler)

Brighton gave an update on the recent dog incident. Animal control responded. Brighton came out to further report. Report has been sent to Prosecutor's office; pending final report back. Unable to give further details on the incident at this time since it is still under investigation.

Alicia Hughes (lot 306) asked if this process is normal procedure. Brighton confirmed it is normal protocol. Alicia asked about the bylaws for securing dogs that are aggressive. Shared she doesn't feel safe letting her daughter wait for the bus and wonders about dog breed restrictions. Wants to understand if there is a law to make sure fences are secure. Lisa confirmed we can put restrictions on dog breeds but current dogs would have to be grandfathered in; could be something the board looks into in the future.
Multiple latches/locks have been installed on the property owner's fence since the dog incident. Dan confirmed we don't have rules by dog breeds. A reminder that all complaints about loose dogs in the neighborhood should be filed with the office or online via the PH website so there is record. Alicia wants to know if there is a rule to make sure fences are secure. Dan mentioned our bylaws may need updated. Will follow up with Josh when he returns.
Marie Ambern (lot 460) – shared other dogs that are loose throughout the neighborhood; inquired about if complaints should be submitted. Dan confirmed to submit a complaint when you notice a loose dog via the office or PH website. Lisa reiterated the PH rules that states pets need to be on a leash at all times if not in a secured area.
Maurita Crabtree (lot 954) shared a temporary solution to carry pepper spray.

Health, Sanitation, and Land Management (Glenn Roberts)
Two tree permits to close out: LaFever (lot 1154) and Marsh (lot 716).
Maurita Crabtree (lot 954) – inquired about a complaint she sent in about vacant lots across from her home not being mowed. Dan confirmed he hasn't received the complaint yet but will look into it. Lisa thanked Glenn for his service this past year stepping in to help on the board.

Lakes (Ron Milford - absent)
Tina (on behalf of Ron) made a motion to ratify $526.66 to Aquatic Control for August algae sampling and testing. Lori seconded. Motion carried. Tina made a motion to ratify increase from $5,500 to $7,000 for beaver and muskrat trapping. Due to the increased cost, we will reduce trapping to once every other year. Natalie seconded. Motion carried. Tina made a motion to ratify $2,934.07 to Aquatic Control for August weed treatment. Lori seconded. Motion carried. The trapper has marked both lakes.
Natalie made a motion to ratify $526.66 to Aquatic Control for September algae sampling and testing. Lori seconded. Motion carried. Natalie made a motion to ratify $4,718.70 to Aquatic Control for September weed treatment. Lori seconded. Motion carried.

Glenn made a motion to adjourn the meeting at 7:54pm. Dan seconded. Motion carried.

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:55 pm.

Review/Nomination of New Board Members (Lisa Kress)
Election results were shared:

- Lisa Kress, Amy Warner and Lori Schmalz were voted in for a three-year term. Dan Arnold was voted in for a one-year term.
- Thank you to Glenn Roberts for filling in this past year.
- Welcome Amy Warner back to the board.

Nomination of Officers

- President – Lisa Kress
- Vice President – Dan Arnold
- Secretary – Amy Warner
- Treasurer – Lori Schmalz
- Amy Warner and Laura Hanks will be added to the bank accounts as authorized signers. Tina Thrasher and Natalie Crohn will be removed as signers.

Assignment of Committee Chairs

- Architectural (Tina Thrasher)
- Clubhouse (Doug Shultz)
- Finance & Entertainment Committee (Lori Schmalz)
- Health, Sanitation, and Land Management (Natalie Crohn)
- Lakes (Ron Milford)
- Pool, Parks, and Recreation (Lisa Kress)
- Roads and Grounds (Dan Arnold)
- Security (Josh Dowler)

NEW COMMITTEE BUSINESS

Architectural (Tina Thrasher)

Shelley Campbell (lots 771-775) is seeking approval for a retracement survey and replotting of her five lots on April Court from 5 lots to 2 lots. Shelley has had septic companies and the board of health to determine the best solution for these lots and confirmed the septic will fit. It was determined that lot 775 is the best location for the septics to supply two home sites. She received a variation for 774 and 773 to make it big enough to build but those lots wouldn't accommodate a septic so seeking permission from the HOA to replat the area and will end up with two lots (773, 774, and 1/2 of 775 for one building site), and (771, 772 and ½ of 775 for the second building site). Committee recommends no issue and would be an HOA approval.
Rich Dawson (lot 776) – suggesting lots need to be merged, lots going from 5 lots to 2 lots and road damage would be at the expense of the homeowner. Shelley confirmed she understood.
Tina made a motion to accept Shelley's description to divide the lots including replotting 771, 772 with ½ of 775 and then replot 773, 774 and ½ of 775 for the other lot. Lori seconded. Motion carried.

Clubhouse (Doug Shultz)

N/A

Finance & Entertainment Committee (Lori Schmalz)

N/A

Health, Sanitation, and Land Management (Natalie Crohn)

E-coli sample from August was satisfactory. Thank you to Dave Green for pulling the sample and taking them to Indianapolis. E-coli samples are collected June, July, and August.

Lakes (Ron Milford)

N/A

Pool, Parks, and Recreation (Lisa Kress)
N/A

Roads and Grounds (Dan Arnold)
Two silts ponds are almost completed, except for grading. Dan is getting a quote on the trees to be planted.

Security (Josh Dowler)
N/A

Kudos:

- Glenn for serving on the board this past year.
- Judy for all her years working at the office.
- Those who brought in candy for the Trunk or Treat.
- Dave Green for pulling e-coli samples and taking to Indy
- Rich Dawson for helping on architectural and pool committees.

Business from the Floor:
N/A

Dan moved to adjourn at 8:11pm. Natalie seconded. Motion carried.

Next Meeting: Monday, November 11th, 2024 at 7pm.