Painted Hills HOA
Minutes
November 10, 2025

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

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

READING OF THE OCTOBER 13, 2025 MINUTES: Amy Warner made the motion to dispense of the reading of the October minutes and accept them as submitted. Seconded by Josh Dowler. Motion carried.

LEGAL REPORT BY JASON McAULEY: Jason is working on three active collection accounts. He also conferred on rules and regulations.

FINANCIAL REPORT:

October Income	$4,336.16
October Expenses	$128,987.55
YTD Income	$569,808.94
YTD Expenses	$443,612.05
YTD Net Income	$126,196.89
Depository Account Report	
Checking Account	$103,734.06
General Reserve	$146,871.01
Capital Equipment Reserve	$101,508.52
Roads Reserve	$137,512.62
Erosion/Infrastructure Reserve	$137,058.04
Transfer Account	$57,841.81
Donations Fund Total	$7,625.24

(Fireworks-2,237.08; Lakes Enhancement-3,339.80; Clubhouse Improvement-853.16 Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-139.14)

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

COMMITTEE BUSINESS

Architectural (Joe Vandewalle) -
Open Permits Joe is working on: McCrammer, Lot 842-847, covered porch; Troy Minor, garden shed; Dante Raggio, Lot 1055, shed; Chris Williams, Lot 553-559, deck roof; Mielke, Lot 210, deck.

Clubhouse (Doug Shultz) - Doug moved to ratify $882.37 to BA Remodeling for filling in doorway between kitchen and bar. Seconded by Lori Schmalz. Motion carried. Restaurant Update - Doug reported the equipment has been delivered and is being installed. Doorway has been closed for more wall space. Bar stools have been delivered and assembled. The Black Top has received their liquor serving license, liability insurance and created LLC. Morgan Co health department still needs to do final inspection after kitchen is set up. No opening date has been set. Kudos to Bryan Anderson, Will Branch, Mike & Amy Warner, Judy Lammers and Darla Stuart for helping with the project.

Entertainment Committee (Lori Schmalz) - Upcoming Events: Nov. 13 - Glazed Gypsy Ceramics painting. There are still a few open spots. Cost $35; Thanksgiving Day turkey dash will start at 8:30 am; Canned food drive until thanksgiving. Bring donations to office. List is on Facebook of items needed; New PH sweatshirts are being ordered. Deadline Nov. 30. Samples are available at the office. Sweatshirts are $40; Christmas Holiday Lights contest prizes for people's choice (voted on FB), best overall theme and group 3+ home in close proximity; Dec. 13 - Breakfast with Santa - $5 a person. Sign up in office. Child's name must be verified at office for personalized ornaments. Kudos to Laura Hanks and Erin Vandewalle who cleaned out basement kitchen. Kudos to Charlene and Cliff Rondeau and Will Branch for great veteran's day event. Thanks to Linda Wall who brought flags from VFW.

Finance Committee (Lori Schmalz) - Lori ratified $1,831.68 for insurance premium. Seconded by Amy Warner. Motion carried. Lori ratified $553.42 for property taxes. Seconded by Amy Warner. Motion carried. Lori is still trying to contest the insurance premium. Nothing has been resolved. Looking at having PH items for sale in the office i.e. sweatshirts, ornaments, etc. Would possibly need funding that could be reimbursed. Will Branch asked if we could set up a Custom Ink account especially if we settle on a design. Lori explained with printing companies you have to hit minimums of designs for them to run it.

Health, Sanitation, and Land Management (Amy Warner for Natalie Crohn) - *Tree Permits*: Opened - Guffey (Lots 296, 297, 1175). Closed - Folco (Lot 308)

Lakes (Jim Allen) - Dock Permit: Poe, Lots 385-386. Waiting on approval from neighbor. Jim and committee met with Solitude Lake Management which does similar work as Aquatic Control. He is getting quote. They also have a process to turn lake muck into sand using TriMarine. Dam inspections are scheduled for November 13.

Pool, Parks, and Recreation (Lisa Kress) - no new business.

Roads and Grounds (Dan Arnold) - Amy Warner (in Dan's absence) ratified $12,000 to Benjamin's Tree Service for clearing trees on Rembrandt from clubhouse to Oak Ct. This was done at request of homeowners, bus driver, and IC bus garage to increase visibility and safety, along with not longer scratching cars. Seconded by Lori Schmalz.

Motion carried. Amy ratified $244.94 for Altoz mower parts. Jim Allen seconded. Motion carried. Amy requested $10.94 for hose clamps. Lori Schmalz seconded. Motion carried. Will Branch drove through neighborhood this morning during snow and treated a few areas. Will reminded residents it's time to move boats and cars out of cul-de-sacs so roads can be plowed. If you aren't sure, you can park there, contact Will.

Security (Josh Dowler) - Josh is looking for additional committee members and sub bus route followers, please reach out to Josh at 317-989-9316 if you're interested. Please watch for bus! We had a vehicle who almost didn't stop for the bus with a student nearby. Josh is following up on a wreckless driving report by the clubhouse.

OTHER BUSINESS - *Phone Book Sponsorships* - The PH office is looking for sponsorships for the PH Phonebook. Please reach out by Wed., Nov. 26 if you are interested in advertising/sponsorship. Two sponsor spots are available in the front cover for $150 each. Three sponsor spots are available in the back cover for $100 each.
Holiday Hours - Office will be closed Nov. 27 and 28 for Thanksgiving.
New Office Email for Minutes and mass mailings - info@painted-hills.com

BUSINESS FROM THE FLOOR - Darrel Barnes, Lot 711-712, he was not notified trees were being cut in the right of way on his property (Rembrandt near clubhouse). He believes you must inform homeowners even if it is in easement. He would like some of the trees replaced. They will wait until Dan returns to discuss it with him.

Josh Dowler moved to adjourn meeting at 7:46 pm. Amy Warner seconded. Motion carried.

Next Meeting: December 8, 2025, 7 pm