Painted Hills HOA
Minutes
November 11, 2024

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

ABSENT:

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

READING OF THE OCTOBER 14, 2024 MINUTES: Amy Warner made the motion to dispense of the reading of the October minutes and accept them as submitted. Seconded by Natalie Crohn. Motion carried.

LEGAL REPORT BY JASON McAULEY: Two new overdue accounts were sent to Jason. The response time to the accounts in collection ends 11/14/24. Jason will be filing 6 lawsuits on 11/15/24 if they have not responded.

FINANCIAL REPORT:

October Income	$7,326.75
October Expenses	$38,558.77
YTD Income	$589,825.24
YTD Expenses	$569,312.71
YTD Net Income	$20,512.53
Depository Account Report	
Checking Account	$78,649.12
General Reserve	$139,123.70
Capital Equipment Reserve	$75,884,56
Roads Reserve	$50,904.41
Erosion/Infrastructure Reserve	$136,694.07
Transfer Account	$115,530.98
Donations Fund Total	$6,526.89

(Fireworks-2,106.75; 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. Tina Thrasher seconded. Motion passed.

COMMITTEE BUSINESS (Old, new, committee updates):

***Architectural (Tina Thrasher)* -** Tina is working on forming committee and will meet soon. New build sub-contractors were blocking mailboxes. Contractor apologized and took care of issue. Tina reported she will be taking over the Dog Park leadership.

Clubhouse (Doug Shultz) - Doug moved to ratify $75 to Bishop Heating and Cooling for loose part repair. Seconded by Amy Warner. Motion carried. Doug moved to ratify $106.25 to Indiana Alarm for service call. Seconded by Natalie Crohn. Motion carried. Josh Dowler asked if the alarm company has fixed the sensor that keeps setting alarm off. It has not been fixed yet. With the remodeling of the clubhouse kitchen for The Lost Shaker, Doug requested $3,427 to Koorsen Fire & Security to pay for Fire Suppression System in kitchen. Seconded by Lori Schmalz. A discussion was held on where the funds would come from to pay for kitchen projects. These are projects to bring the kitchen up to code. Funds will be taken from erosion and infrastructure or be loaned from the roads account until next fiscal year. Ron Milford was concerned kitchen repairs would affect his dock repair budget. He expressed his project should not be affected since he raised dock fees to help repair docks. Motion carried. Josh Dowler abstained. Doug requested $4,750 to pay for new 15' range hood in kitchen to The Lost Shaker. Ron Milford seconded; Josh Dowler abstained. Motion carried.

Entertainment Committee (Lori Schmalz) - Lori reported about 100 people attended Trunk or Treat. Thank you to Charlene Rondeau and Kelsy Groover for organizing the Veteran's Day Pitch-in on 11/10. ***Upcoming events*** – *Turkey Dash,* 11/28 at 8:30. People can still register but have missed t-shirt ordering deadline. *Breakfast with Santa,* 12/7, doors open at 8 am – Looking for volunteers to work event, cook casseroles and muffins. Tickets can be purchased at the HOA office starting 11/12. *Holiday Decorating of clubhouse* to be announced.

Finance Committee (Lori Schmalz) - Lori requested ratification of $2,235 to McAuley Law for legal fees. $1,710 will be reimbursed by homeowners through delinquent fees. Seconded by Tina Thrasher. Motion carried. *Office Manager*- Judy Lammers is retiring and Laura Hanks will take over as office manager on 12/1/24. Lori requested a pay raise for Laura of $2 (to $15/hr) effective 12/1/24. This amount was budgeted in the office budget. Seconded by Natalie Crohn. Motion carried.

Health, Sanitation, and Land Management (Natalie Crohn) - Natalie has formed new committee including Glenn Roberts, Will Branch, Drew Crohn, and Darwin Ellis. Tree Permits - Rondeau (Lot 1171), opened & closed. Kapcyzynski (Lots 595-6), opened & closed.

Lakes (Ron Milford) - No meeting, plan to meet early January. Ron reported actual cost of $2,828.04 for Bi-annual dam inspection. In May, $2,900 was approved for dam inspection. Ron will report on dam inspection results next month. Ron shared updated

quote from Lammers Construction on Phase 3 of dock replacement including docks 44-59. Original quote was $85,720 and didn't include stairway. Quote for stairway was $3,700. New quote of $81,505 saves money by reusing cleats and bumper edging and still did not include stairs. Josh asked what the cost of the last phase was. Phase 2 was $61,155 for docks 60-73 plus swimming dock. Phase 3 requires working in deeper water/longer poles driving up the cost and material costs have gone up. It was reported cleats on new section are sharp. Drew Hall has filed some of the cleats down. Vicki Krebs asked if we have gotten other bids. Ron said in previous phases other bids have been higher. No one will want to finish someone else's job at this point. Lammers Construction would do it during the winter. Ron made motion to approve $81,505 for Phase 3 of the dock replacement to Lammers Construction. Seconded by Lori Schmalz. Project is $16,500 over budget. Extra funds will come from erosion and infrastructure. Lammers is paid in three installments. Motion carried. Ron moved to approve $3,700 to Lammers Construction for replacement of stairs at end of Phase 3 docks. Natalie Crohn seconded. Motion carried. Boat owners in docks 44-59 need to be notified their boats have to be removed before project starts.

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

Roads and Grounds (Dan Arnold) - Dan moved to ratify $1,219.80 for trees on Krebs lot at new silt pond. Seconded by Tina Thrasher. Motion carried. Drew Hall will rake dirt around new trees. Krebs would like mulch around the trees. Silt pond project is done. Dan requested $306.70 to Skillman for battery and work on small truck. Josh Dowler seconded. Motion carried.

Security (Josh Dowler) - Josh has received 3 complaints on Russell's (Lot 873-874) dogs running loose and charging people walking. A letter was sent regarding three incidents. Josh suggests $150 fine be imposed on next violation. We could escalate fee in future. Alicia Hughes dog incident is still under investigation.

Other Business - *Judy's Retirement Party* will be held on November 24 from 1-4 pm at The Lost Shaker. We will celebrate with a pitch-in, cake provided. Bar will open at noon.
Parking Lot Light - The security light east of the clubhouse has been restarted. It will cost $53 a month.
Political Signs - The state requires HOA's to allow political signs to remain in yards for 5 days after the election. The time has passed, and all signs should be taken down. Members will notify by email and FB. Signs should be removed by Sat., 11/16/2024 or risk the HOA fining you.

Kudos - *Judy Lammers & Jan Schoenfelder* for rebuilding the library. *Whomever* left copper wire on the recycle trailer. This provided $100 to the fireworks fund.

BUSINESS FROM THE FLOOR:

Joe and Erin Vandewalle, Lots 70-71. Erin posted on FaceBook page, Painted Hills-In the Know. Her comment was removed. She questioned who would have removed it. When looking at activity log, no admin removed the post. The In the Know page is monitored regularly.

Jim and Lisa Beck, Lot 986-987. Jim wanted to know what expectations were for mowing undeveloped lot. Dan Arnold reported grass over 12" and not maintained by homeowner will be mowed by HOA at cost to homeowner. Beck's lot was mowed by the HOA and he likes to keep it natural. HOA had received complaint. Drew Hall thought homeowner had been notified it and mowed it. Jim said he was not notified. He was not happy it had been mowed. Dan said PH is a residential area and is to be maintained like it. Jim also reported he has found human waste and toilet paper on his lot. Josh Dowler, security, had addressed this earlier. Josh found that the possible culprit was a tree trimming company's worker. Josh contacted the company and told them workers can always use the bathrooms in the clubhouse basement. Jim Beck requested a meeting with Dan Arnold, Roads and Grounds. They will meet at Beck's lot at 4 pm on Friday, 11/15/24.

Zoom link for meeting was not working. It worked with Jason McAuley. Lisa Kress will investigate it.

Erin Vandewalle - suggested doing fundraiser events at the clubhouse for clubhouse improvements like the kitchen improvements.

Dan Arnold moved to adjourn at 8:21 pm. Seconded by Josh Dowler. Motion carried

Next Meeting: December 9, 2024, 7 pm