Painted Hills HOA
Minutes
November 21, 2022

PRESENT: Richard Dawson, Lisa Kress, Ron Milford, Glenn Roberts (virtual), Jon Speer, Amy Warner, Chris Williams
ABSENT: Dan Arnold, Tina Thrasher

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:00 pm. Lisa Kress explained we were changing the format of the meeting moving Committee Reports to new business.

READING OF THE OCTOBER 17, 2022, MINUTES: Amy Warner made the motion to dispense of the reading of the October minutes and accept them as submitted. Seconded by Ron Milford. Motion carried.

LEGAL REPORT BY JASON McAULEY (reported by Lisa Kress): We have received our first garnish check from the Austin Lewis case. Two liens on property owners remain. Opperman/Frasier Lot 1040 will go to sheriff sale on 12/12/22, 2 pm.

FINANCIAL REPORT:

October Income	3,010.09
October Expenses	17,540.68
YTD Income	539,512.41
YTD Expenses	285,732.52
YTD Net Income	253,779.89
Depository Account Report	
Checking Account	4,540.34
General Reserve	128,066.22
Capital Equipment Reserve	54,912.86
Roads Reserve	111,089.30
Erosion/Infrastructure Reserve	355,203.20
Transfer Account	136,508.92
Donations Fund Total	8660.59

(Fireworks-2,051.24; Lakes Enhancement-2,440.72; Clubhouse Improvement-337.28; Park Improvement-262.50; Enhance the Gates-132.77; Beach Project-1,966.00; Holiday Kayak Rack-1,470.08)

Amy Warner moved to approve the financial report. Glenn Roberts seconded. Motion passed.

OLD BUSINESS:
Architectural - No old business
Clubhouse - Jon Speer requested ratification of $150 to Dugan Air for HVAC maintenance. Seconded by Amy Warner. Motion carried.
Finance - Amy Warner moved to ratify $1,145 to McAuley Law LLC for September & October legal fees. Seconded by Jon Speer. Motion carried.
Health, Sanitation, and Land Management - Glenn Roberts moved to ratify no more than $250 for removal of tree on Alta Vista Ct. Rich Dawson seconded. Motion carried.
Lakes - Ron Milford moved to ratify $630 to Hoosier Hauler for dumpster rental on boardwalk project (included in estimate for job). Seconded by Amy Warner. Motion carried. Ron requested ratification for $22,839.77 to Lowe's for boardwalk materials which was a nearly $4000 savings from original quote. Seconded by Chris Williams. Motion carried. Ron moved to ratify first payment of $3,600 to Jeff Lammers for tearing out old boardwalk. Seconded by Amy Warner. Motion carried. Ron Milford moved to ratify $2,500 to Trapper Dave Coleman. Seconded by Chris Williams. Motion carried.
Pool, Park, Recreation - Rich Dawson moved to ratify no more than $1,000 for vulture deterrents to start the process. Amy Warner seconded. Motion carried. Vultures are protected. More discussion on deterrents will happen in the future including dead tree removal. If homeowners have any experience with deterrents, please let the office know.
Roads & Grounds - Amy Warner moved to ratify hiring Drew Hall as property supervisor at $880/week. Seconded by Ron Milford. Motion carried. Amy moved to ratify no more than $450 for Hunter Towing for towing of John Deere Tractor. Chris Williams seconded. Motion Carried. Amy Warner moved to ratify sale of non-working SnowEx machine for $300. Glenn Roberts seconded. Motion carried.
Security - Chris Williams reported he received a complaint from Jackie Meyer on an aggressive dog owned by Carissa Reel. He talked to both parties. Homeowners are responsible for controlling their dogs. Carissa Reel will receive a warning letter. Chris reported he and Officer Brighton Sichting will discuss barking dog on Broad Acres issue more. Officer Sichting reported a fire was started by a contractor during a no-burn ban. Brighton warned the homeowner about the illegal fire. Jon Speer shared that Brandon Barnes caused a disturbance at the clubhouse. Dave Riser was able to diffuse the situation. Chris Williams is looking into the clubhouse incident and repercussions.

NEW BUSINESS:
Architectural - Rich Dawson reported the committee met on 11/10/22. They reviewed house plans for Lot 724-725 and divided current projects among members to do follow-ups on.
Clubhouse - Jon Speer shared decorating clubhouse will be on 11/27 at 1 pm. Santa's Breakfast is 12/3. Clubhouse committee met this evening. Discussed how to bring people back into the clubhouse. Talking about card parties, chili cook-off, etc. Anyone wanting to be involved may contact Jon.

Finance - Tina Thrasher is planning for budget meetings. Amy Warner moved to give office assistant, Penny Myers, her 90-day pay increase of $.25/hour. Rich Dawson seconded. Motion carried.
Health, Sanitation, Land Management - Tree Permit**:** Rondeau, Lot 1171, open and closed.
Lakes - Ron Milford said the committee had their first meeting and is looking for additional members. They went over water testing, weed and algae control. Darwin Ellis will no longer be doing dam inspections. He will be training committee members on inspections. Aquatic Control did the weed control this past year. The contract was $30,000 and they are currently $4,000 under budget. Lakes were very clear. Committee is working with Aquatic Control to create designated fish habitats that would not be treated. With the replacement of the boardwalk, they found the stairs to the clubhouse were attached to the board walk. Several options are being considered to replace the stairs including wood or concrete. Ron reported the Lakes Committee and Kayak Rack for the beach group need to meet to discuss plans.
Pool, Park and Recreation - Lisa Kress reported the committee is working on bird deterrents idea.
Roads & Grounds - The John Deere tractor was damaged in an accident when one of the back wheels locked up. The tractor is old, has had many previous repairs. The board is weighing options on making an insurance claim, fixing or not fixing it, replacing it. Amy Warner shared Leigh Mihalis donated American flag for barn in honor of late husband, Tony.
Security - Chris Williams met with Dave Riser to transfer info. Chris plans on having a meeting of current security members on 11/28.
Other - Lisa Kress shared the office and board are now in charge of the website. HOA attorney preferred the board/office staff oversee the website. It's a work in progress. Board hopes to be able to accept payments through the website and have board email addresses in the future.
Our HOA attorney, Jason McAuley, is not available on 3rd Monday. Amy Warner moved to hold PH HOA meetings on the 2nd Monday of the month at 7 pm beginning in December 2022. Jon Speer seconded. Motion carried.

BUSINESS FROM THE FLOOR:

Gary Chambers, Lot 137, suggested weed control be done on new beach. Rich Dawson suggests a committee be formed to handle regular maintenance of the new revitalized beach area.

Amy Warner moved to adjourn at 7:55 pm. Seconded by Rich Dawson. Motion carried.

Next Meeting: December 12, 2022, 7 pm