Painted Hills HOA Minutes
December 12, 2022

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

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

READING OF THE NOVEMBER 21, 2022, MINUTES: Amy Warner made the motion to dispense of the reading of the November minutes and accept them as submitted. Seconded by Jon Speer. Motion carried.

LEGAL REPORT BY JASON McAULEY: Two properties continue to have active liens. Opperman property went to sheriff sale today (12/12/22). Jason believes Opperman bought it back and will check on it. Seven demand letters were sent in August. Only two are left unpaid - Trixie Coffman and Michael Smith. Jason recommends filing in small claims court or putting lien on properties. Tina Thrasher received notice from Bray, Bray & Bray that payment has been received from 2018 case against Henson. Total $1,244 with PH receiving $894 remainder to Bray, Bray, & Bray. From Austin Lewis, we have received $1,282.73 with remaining balance of $1,895.71 being garnished.

FINANCIAL REPORT:

November Income	2,998.49
November Expenses	50,086.36
YTD Income	542,510.90
YTD Expenses	335,739.14
YTD Net Income	206,771.76
Depository Account Report	
Checking Account	9,129.21
General Reserve	128,096.22
Capital Equipment Reserve	55,003.16
Roads Reserve	111,510.71
Erosion/Infrastructure Reserve	313,654.74
Transfer Account	127,515.57
Donations Fund Total	8,916.66

(Fireworks-2,231.31; 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-1,546.08)
Tina Thrasher moved to approve the financial report. Amy Warner seconded. Motion passed.

OLD BUSINESS:
Architectural - Rich Dawson reported Schmalz (Lot 965-966) building permit has been closed. Committee is following up with current projects. He still has one non-compliance on a shed he is working on.

Clubhouse - Red Chairs in basement are available free if anyone wants them. They'll be scrapped if no one wants them. Jon moved to ratify $854 to Dugan Air for HVAC maintenance. Seconded by Amy Warner. Motion carried.
Finance - Judy was able to get $1,625 back in gift cards from credit card points. $625 was spent on additional 24 chairs and 2 chair racks. $525 was spent on cordless drill and saw to have at barn for property manager. We have $500 gift card left. Kayak Rack line item is on hold until details are worked out by Lakes Committee. Committees need to start working on their budgets.
Health, Sanitation, and Land Management - no old business
Lakes - Ron Milford reported committee is still seeking bids for stairs from clubhouse to board walk.
Pool, Park, Recreation - Lisa Kress, Ron Milford and Rich Dawson met and created a plan to purchase and install vulture deterrents. Deterrents include machines which makes predator bird notices and wounded bird sounds. The sound machines can be programed for certain times and will be placed around the clubhouse/park area. The hope is that it is not annoying to humans. Whirly gigs will also be placed in the clubhouse/park area. Committee realizes this will be first attempt and may need to try other deterrents. They will make a recommendation in the near future on how to spend the $1,000 already approved for deterrents.
Roads & Grounds - Dan Arnold met with Darwin Ellis to create specs for Oak Ct sediment pond. He plans on having the project go to bid by the end of the year. Victoria Krebs, Lot 735-736 asked for timeline of project. Dan said he hoped to have contractor named by end of January 2023. Dan & Drew Hall, property mgr., looked at new tractors to replace old John Deere. Dan's pick would be the Mahindra 5145 4WD including bucket for $34,000. Current attachments will work with new tractor. Insurance adjuster wants completed repair proposal and pictures of tractor. Adjuster said tractor has limit coverage of $28,000 subject to $500 deductible. Once adjuster gives settlement amount, a decision will be made on how tractor will be replaced.
Security - Chris Williams shared a warning letter was sent to Carissa Reel re: aggressive dog. He met with Steve Garrity to discuss barking dog owned by Brian Butler on Ridge Road. They discussed solutions to the problem. Chris will be talking to Officer Brighton Sichting for more ideas and will contact the homeowner again. Chris reported Brandon Barnes has been given a 6 month suspension of PH privileges due to incident at clubhouse. Suspension is from 10/29/22 to 4/30/23. He's also notified Bryan Anderson Mr. Barnes is not allowed in the clubhouse.

NEW BUSINESS:
Architectural - Committee is reviewing permit from Jeff Robinson (Lot 72) for pavilion and septic update. Dante Raggio, Lot 1090, house build project did not have silt fence. When brought to their attention, it was fixed immediately. Devney, Lot 724-725 were asking for variance but now county is replating the property.
Clubhouse - No new business
Finance - Tina Thrasher reminded committees to start getting budget items ready. She plans to meet with Dan Arnold, Lisa Kress and Judy Lammers to outline budget process.
Health, Sanitation, Land Management - No new business. Glenn Roberts encouraged people to donate to the Enhance the Gates fund so decorations can continue. Tina Thrasher said new sign for Gate 4 committee bought will not be placed where current sign is because it doesn't say Private Property or No Solicitation. The existing sign is in right of way and cannot be landscaped. An additional spot just inside Gate 4 on Ridge will be created to put sign and landscaping.

Lakes - Ron Milford reported the trapper has caught 39 muskrats and 9 beaver to date. The committee has started ongoing meetings with fishermen regarding establishing fish habitat areas in the lakes that won't be treated. Fishermen said fish population has decreased due to overfishing and lake treatment. Bag limits will be stressed in the future. They will meet with Aquatic Control to work on a proposal. Ron moved to pay $5,500 to Jeff Lammers for boardwalk installation (this is part of previously approved contract). Seconded by Tina Thrasher. Motion carried. Still $10,000 remaining on project to be paid when project is complete.
Pool, Park, and Recreation - No new business
Roads & Grounds - No new business.
Security - Chris held a security meeting on 11/28/22 where they discussed school bus monitoring, monitoring boats entering lakes on summer holidays, doing inventory of abandoned boats in storage, barking and unsafe dogs, and an incident at the clubhouse. Chris will be traveling from 12/24 to 1/14. He will be available via email but immediate needs will need covered. Dave Riser and Bud Lammers will cover in his absence.
Other - Judy Lammers found discussion regarding funding of kayak rack in October 2022 minutes. It was discussed but not approved.

BUSINESS FROM THE FLOOR: none

Tina Thrasher moved to adjourn at 7:48 pm. Seconded by Rich Dawson. Motion carried.

Next Meeting: January 9, 2023, 7 pm