Painted Hills HOA Minutes
December 8, 2025

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

ABSENT: Amy Warner

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:02 pm.

READING OF THE NOVEMBER 10, 2025 MINUTES: Natalie Crohn made the motion to dispense of the reading of the November minutes and accept them as submitted. Seconded by Dan Arnold. Motion carried.

LEGAL REPORT BY JASON McAULEY: Jason reported no major updates this month.

FINANCIAL REPORT:

November Income	$2,558.37
November Expenses	$67,283.48
YTD Income	$572,367.31
YTD Expenses	$510,895.53
YTD Net Income	$61,471.78
Depository Account Report	
Checking Account	$20,891.70
General Reserve	$147,019.01
Capital Equipment Reserve	$101,754.34
Roads Reserve	$126,318.38
Erosion/Infrastructure Reserve	$101,388.00
Transfer Account	$27,865.33
Donations Fund Total	$7,546.31

(Fireworks-2,508.15; Lakes Enhancement-3,339.80; Clubhouse Improvement-503.16 Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-139.14)

Lori Schmalz moved to approve the financial report as written. Natalie Crohn seconded. Motion passed.

COMMITTEE BUSINESS

Architectural (Joe Vandewalle) – 24 open permits; 2 ready to close, meeting with Krause (Lot 714) and Stainbrook (Lot 344) next week to update/approve application. Left message for Troy Minor (Lot 800) to obtain update on shed. Committee will follow up with Kenney (Lot 260) regarding fence.

Clubhouse (Doug Shultz) – Doug ratified $125.48 for plumbing parts. Seconded by Lori Schmalz. Motion carried. Doug ratified $350 for used stove and microwave for basement kitchen, which will come out of the Donations fund. Seconded by Natalie Crohn. Joe Vandewalle abstained from voting since stove & microwave were his. Motion carried. Cables to be installed this week in basement so basement oven can be functional for the 12/13 Breakfast with Santa event. Doug reported restaurant equipment is being installed, plumbing in progress, and JP, the restaurant manager, is finishing his federal and state paperwork. CJ Cleaning Service is doing deep clean on kitchen/bar area from the construction. Estimated opening date for restaurant is January. Erin Vandewalle (Lot 70) inquired if JP is currently paying rent. Doug confirmed he's working with JP on that and he's currently not paying rent. She also asked if a pizza oven is being installed. Doug shared that JP is not installing pizza ovens at this time. Request was made that Doug post updates to Facebook In the Know page regarding info on the restaurant to update the community. Laura Hanks also recommended JP to create a Facebook page for the restaurant to help with promoting & sharing info. Laura also confirmed we are still pending paperwork from JP for liquor license requirements & our license expires 12/20/25. Doug to follow up with JP. Susan Graham (Lot 312) shared that she's heard from the community that people are looking forward to the clubhouse reopening.

Entertainment Committee (Lori Schmalz) – Upcoming events: Sat. Dec. 13th – Breakfast with Santa. Doors open at 9:00am. Puppet show starts at 9:30am. Tuesday, Dec. 16th - Christmas lighting contest judging. Jan 1st – Polar Plunge at 2:00pm (Morgan Co Fire Dept will be present). Jan 22nd 6pm - A Beginner's Knitting class will be hosted by Marie O'Connell & Kim Milford; $25 (kit included). Watch Facebook for further event details.

Finance Committee (Lori Schmalz) – Lori ratified $1,134.28 for 3 McAuley Law invoices. Seconded by Josh Dowler. Motion carried. Lori will be setting dates for a budget meeting soon regarding new FY budget.

Health, Sanitation, and Land Management (Natalie Crohn) -
One new tree permit opened - Rickard (Lot 135). One closed tree permit – Killinger (Lot 373). Committee is currently inquiring about a dead tree located on Edgewood Court to determine property lines of tree and if it's on PH property.

Lakes (Jim Allen) – Jim made a motion to ratify $200 for used muskrat/beaver traps for future trapping. Seconded by Lori Schmalz. Motion carried. Jim made a motion to ratify $14,522 to Lammers Construction for 1st installment of the Phase 4 dock project. Seconded by Josh Dowler. Motion carried. Jim requested $14,522 to Lammers Construction for Phase 4 dock demolition. Seconded by Lori Schmalz. Motion carried. Both Phase 4 dock expenditures are included in total budget of dock project. Jim shared that the $5,000 cost for dredging silt pond by playground is coming from Lakes operating budget and $17,000 came out of Projects fund. Marsh (Lot 715) replacement

dock is finished. There are 6 open dock permits currently. Committee met to further discussions regarding Solitude and Aquatic Control. Jim reported the recent dam inspection revealed a crack in the Lake Holiday weir. Discussions occurring if Lake Holiday wooden logs should be replaced with something else, possibly sluices. Will research costs on best option first. The trapper trapped 29 muskrats and 9 beavers this year.

Pool, Parks, and Recreation (Lisa Kress) – Lisa shared she is starting a sub-committee to research/plan playground equipment updates. If you are interested in being on the playground sub-committee, please contact her at paintedhillspresident@gmail.com

Roads and Grounds (Dan Arnold) – Dan ratified $3,141 to repair salt spreader. Seconded by Natalie Crohn. Motion carried. Dan shared he's been notified that salt supply is low in Indianapolis already; we will need to be cautious of amount of salt we use this winter to ensure we have enough. The cleanup of the storage area behind barn will begin once weather improves. Chris Pestow (Lot 979) recommends if some boats are requested to be moved that all boats are moved. Dan confirmed he will look further into how to improve both storage lots. Dan requests $200 for Hunter's Towing for the snowplow truck tow fee. Seconded by Josh Dowler. Motion carried. Darold Barnes (Lot 711) voiced concerns that the trees that got removed were on his property and homeowner wasn't notified before cutting began. Dan shared tree removals were on PH property and will follow-up with Barnes when weather improves to walk the property and look at property lines together to confirm.

Security (Josh Dowler) – The complaints regarding a vehicle that passed a school bus and was seen driving recklessly have been addressed. Brighton contacted owner of vehicle and shared if there are future complaints, a ticket will be issued to vehicle owner.

OTHER BUSINESS –
Holiday Office Hours: Office will be closed December 24th – January 2nd and will reopen Tuesday, January 6th.

BUSINESS FROM THE FLOOR – N/A

Dan moved to adjourn meeting at 7:58 pm. Seconded by Natalie Crohn. Motion carried.

Next Meeting: January 12, 2026, 7 pm