Painted Hills HOA
Minutes
December 9, 2024

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

ABSENT: Ron Milford

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

READING OF THE NOVEMBER 11, 2024 MINUTES: Amy Warner made the motion to dispense of the reading of the November minutes and accept them as submitted. Seconded by Lori Schmalz. Motion carried.

LEGAL REPORT BY JASON McAULEY: Jason reported 11 delinquent accounts were originally contacted with 30-day demand letters, 7 responded and made payment arrangements. 4 were filed complaints against. Hearings will be Jan 17, 2025 for remaining 4.

FINANCIAL REPORT:

November Income	$6,917.00
November Expenses	$101,725.90
YTD Income	$597,373.71
YTD Expenses	$671,038.61
YTD Net Income	($73,664.90)
Depository Account Report	
Checking Account	$51,693.93
General Reserve	$139,487.82
Capital Equipment Reserve	$76,316.22
Roads Reserve	$49,657.76
Erosion/Infrastructure Reserve	$117,659.59
Transfer Account	$75,761.74
Donations Fund Total	$6,611.94

(Fireworks-2,191.80; 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. Amy Warner seconded. Motion passed.

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural (Tina Thrasher) - Committee will have meeting in January. Committee will be reviewing/recommending changes to our current living in rv/camper rules. Our current rules cover use of rv on unoccupied lots. Additional verbiage on living in rv on occupied property is needed. Permits: Cliff & Charlene Rondeau, Lot 1170-1172, replacement windows and patio door; Steven T & Christina Minor, Lot 800, Installed half-moon circle, driveway. DJ Meets Properties, LLC, (Dean Miller), Lot 391, Tina has not heard back on his variance meeting with county regarding a patio built on set-back. Tina would like to create a structure for assessments if people do a project without getting permit. She's going to meet with Laura Parker, Morgan County Plan Commission on rule changes in the county.

Clubhouse (Doug Shultz) - Doug moved to ratify $132.05 to Indiana Alarm to fix faulty sensor in kitchen. Seconded by Lori Schmalz. Motion carried. Doug requested $230.45 for new highchairs. Tina Thrasher seconded. Josh Dowler abstained. Motion carried. A gift card from credit card points was used to buy highchairs. Doug is looking into buying changing tables for downstairs bathrooms. The Lost Shaker has plumbing inspection on 12/10/24. Doug has been working on faulty alarm sensor. He also shared the basement kitchen have not been left clean after rentals. Doug will create a check-off list and post reminder signs for basement renters.

Entertainment Committee (Lori Schmalz) – Lori reported 30+ people participated in the Turkey Dash. Breakfast with Santa was a success. Lori thanked all the volunteers who made this event possible. Laura Hanks and Lori are working on future craft activities. A paint your pet activity is planned in January. They are looking at a candle pouring event and craft supply exchange.

Finance Committee (Lori Schmalz) – Had meeting this past week***.*** Everything is on track.

Health, Sanitation, and Land Management (Natalie Crohn) – no tree updates. Natalie is going to look at form on website and make sure it's going to correct people.

Lakes (Ron Milford) – Tina Thrasher moved to ratify $16,301 to Lammers Construction for down payment in Phase 3 dock replacement project. Seconded by Natalie Crohn. Motion carried. The trapper has caught 7 beavers. One was 68 lbs. One beaver was in Nebo. There is a large beaver dam in Holiday. 43 muskrats have been trapped. Trapper will be here until dec 31. Tina recommends trapping every other year.

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

Roads and Grounds (Dan Arnold) - Vulture trapper hasn't had luck with trap. With hunting season, vultures have more dead deer naturally. He got 6-7 a couple weeks ago, total of 15. Trapper has the permit, so we are at his mercy.
Dan Arnold requested no more than $2400 to Jim Adams for limbs to be cut Sunnyslope. Natalie Crohn seconded. Motion carried. Dan said they may need to cut trees also.

Security (Josh Dowler) – Special thank you to Cliff Rondeau who will be following bus while Glenn Roberts is gone. We had an incident where Indian Creek bus would not drive to backside of lake due to weather. Officer Brighton said parents should have alternate plan in place with school if roads are not safe to drive. PH Security should not take on liability of transporting students. Russell's on Jackie Court should have received a letter regarding their dogs running loose. According to our rules, another letter will be sent stating they risk losing their privileges if they do not comply. Animal control will be alerted of situation.

Other Business – No new business

Kudos – Tricia & Mike Wray, Sam & Rich McMinn for holiday gate decorations. Kudos to Beth & Keith Madden for turkey dash. Lori Schmalz for entertainment committee. Cliff Rondeau for following bus. Drew Hall for taking care of trees. Anissa Headlee for cleaning of basement kitchen.

BUSINESS FROM THE FLOOR: none

Dan Arnold moved to adjourn at 7:49 pm. Seconded by Natalie Crohn. Motion carried.

Next Meeting: January 13, 2025, 7 pm