Painted Hills HOA
Minutes
February 10, 2025

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

ABSENT: Lisa Kress, Ron Milford

THE MEETING WAS CALLED TO ORDER by Vice President Dan Arnold at 7:08 pm

READING OF THE JANUARY 13, 2025 MINUTES: Amy Warner made the motion to dispense of the reading of the January minutes and accept them as submitted. Seconded by Lori Schmalz. Motion carried.

LEGAL REPORT BY JASON McAULEY: Jason reported of all the delinquent accounts turned over to him only two have not made payment arrangements. They are scheduled for hearings in March. He also said he was notified regarding side-by-side accident. We will send him a copy of the letter sent to member involved in accident.

FINANCIAL REPORT:

January Income	$1,923.20
January Expenses	$22,065.17
YTD Income	$604,111.31
YTD Expenses	$726,565.43
YTD Net Income	($122,454.12)
Depository Account Report	
Checking Account	$28,152.57
General Reserve	$139,855.63
Capital Equipment Reserve	$76,888.51
Roads Reserve	$51,416.24
Erosion/Infrastructure Reserve	$95,242.93
Transfer Account	$75,902.77
Donations Fund Total	$6,966.05

(Fireworks-2,345.91; Lakes Enhancement-2,994.80; Clubhouse Improvement-400.28 Park Improvement-223.20; Gates Enhancement-242.86; Holiday Kayak Rack-759)

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

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural (Tina Thrasher) - Tina reported committee has received two new driveway permits with culverts: Rawkowski, Lot 612, driveway and clearing brush, downed trees and adding riprap; Galloway, Lots 399 & 1076, driveway, clearing brush and downed trees in preparation for new home build.
-Tina reported a letter was sent to a member asking for completion of their propane tank fence surround. The committee's goal is to send letters to all in violation.
- A carport over a boat dock request was denied.
-Four new possible home builds in the works.

Clubhouse (Doug Shultz) - The Lost Shaker has asked to have public guest nights where members would not have to sign in guests. The board will not allow public guest nights except for special nights. We will continue with guests being signed in and accompanied by a member.
Bryce Elsner and Kelsy Groover, owners of The Lost Shaker, shared concerns of lack of customers/sales. (Josh Dowler, also an owner, abstained from conversation due to his board position.) Bryce said the code referred to in PH handbook is outdated and the alcohol board does allow predetermined guest nights. PH bylaws does not allow guests at the clubhouse not accompanied by a member. Marie O'Connell, Lot 450, suggests do a survey to find out why people don't go to the clubhouse restaurant. Lori Schmalz suggests incentive for members to bring in guests. Penny Myers, Lot 225, said we currently allow guests signed in by a member. Penny said she chooses to live here because its private. Amy Warner asked if they had considered opening less days. Dan Arnold suggested making a proposal to the Clubhouse Committee with a limited number of people who would be allowed in on guest night unaccompanied by a member – employees family, friends. The board would vote on the proposal. Bryce would like to put a flyer in the HOA dues invoices going out in March. Penny said they could do a flyer if it doesn't cause mailing to go over in weight for postage.

Entertainment Committee (Lori Schmalz) - Lori had an entertainment committee meeting. Garage sale will be June 7. Monthly craft nights have started. Feb. 25 is candle pouring. See FB to make reservation. March will be painting your own Easter ceramic item. Easter egg hunt will be Saturday prior to Easter. Lori is looking for someone to be the Easter bunny. Will Branch said he'd do it. Lori thanked Marie O'Connell for organizing Super Bowl square game which made $430 for the Clubhouse Improvement Fund.

Finance Committee (Lori Schmalz) - Lori requested ratification of $2,344.18 to McAuley Law. Amy Warner seconded. Motion carried.
- Lori reported 2025-26 budget is being finalized and voted on next meeting.

Health, Sanitation, and Land Management (Natalie Crohn) - Natalie reported there are 3 new tree permits: Ferguson, Lot 109-110; Stainbrook, (Lot 343-344); Galloway, Lots 391 & 1076
-Committee will be sending a letter to Lot 524 requesting lot clean up.
-Kudos to Will Branch for helping with tree permits.

Lakes (Tina Thrasher for Ron Milford) - Tina moved to ratify $16,301 to Lammers Construction for 3rd payment on Phase 3 dock replacement (already budgeted). Amy Warner seconded. Motion carried.
-Lakes meeting was held on 1/20. Tina shared the committee members names: Josh Dowler, Tina Thrasher, Darwin Ellis, Drew Hall, Drew Crohn, Bud Lammers, Will Branch, Kim Milford, Chris Pestow, and Jim Allen. Jim Allen and Will Branch are taking over dam inspections. Working on schedule to churn water on Lake Nebo. Ron will come up with schedule. Bag limits will stay in place for spawning season. Limited to 10 Bluegill and 10 Crappie
-Looking at ideas to spend Lake Enhancement fund. Will Branch, Lot 172, asked if we know how many people are interested in having kayak rack on Holiday. He suggested people pay ahead of time to help pay for rack. Lakes Committee will look at current use of racks on Nebo. If people aren't using the spot they have rented, they will be asked to give it up for others on waiting list.

Pool, Parks, and Recreation (Lisa Kress) - Amy reported Lifeguard Certification Course is available at Indian Creek HS. It will take place on March 31, April 4 & April 5.
-Cost for pool passes is going up. We'll approve it next month.

Roads and Grounds (Dan Arnold) - Dan has not done road inspection yet. He usually does it March 1.

Security (Josh Dowler) – New/current members registering a boat for the first time will be required to have a security ride along to go over lake rules.
-Josh reported on side-by-side accident where member, Gil Smith, went into the lake. While the board is relieved no one was hurt, Gil has been suspended from his PH privileges due to his lack of reporting accident. His household's privileges will be reinstated when the following are met: confirmation from his insurance the accident was reported; name and contact information for his passenger; signed affidavits by Gil and passenger stating the PH HOA is held harmless from any lasting effects from the accident and there was no negligence by PH HOA in any part of the accident; the ATV removed from the lake as soon as possible at his expense; and repair of any damage to the dam.
-Chris Pestow, Lot 979, thanked the board for holding people accountable.

Other Business – none

Kudos – Marie O'Connell for Clubhouse Improvement Fund fundraiser. Kandis Looze for picking up trash around the lakes.

BUSINESS FROM THE FLOOR: Bryce Elsner, Lot 279, Waste Management has been turning around in his driveway and damaging it. Bryce wanted to know if the HOA could put a sign up at the top of Alta Vista stating no large trucks or no turn around. It was suggested Bryce write them a letter with pictures of damage. It was also suggested homeowners on Alta Vista put their trash cans on one side and trucks could back down. Dan Arnold will look into signs restricting large trucks.

Tina Thrasher moved to adjourn at 8:00 pm. Seconded by Josh Dowler. Motion carried.

Next Meeting: March 10, 2025, 7 pm