Painted Hills HOA
Minutes
March 10, 2025

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

ABSENT: Josh Dowler

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:03 pm

READING OF THE FEBRUARY 10, 2025 MINUTES: Amy Warner made the motion to dispense of the reading of the February minutes and accept them as submitted. Seconded by Natalie Crohn. Motion carried.

LEGAL REPORT BY JASON McAULEY: 3 hearings coming up for collections. Other delinquents are making payments.

FINANCIAL REPORT:

February Income	$13,042.02
February Expenses	$27,674.79
YTD Income	$617,194.93
YTD Expenses	$754,240.22
YTD Net Income	($137,045.29)
Depository Account Report	
Checking Account	$23,515.52
General Reserve	$139,987.50
Capital Equipment Reserve	$77,027.41
Roads Reserve	$51,755.94
Erosion/Infrastructure Reserve	$79,344.16
Transfer Account	$75,963.83
Donations Fund Total	$7,771.11

(Fireworks-2,450.97; Lakes Enhancement-2,994.80; Clubhouse Improvement-1,100.28 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) - New permits: Stainbrook, Lot 343-344, Replace windows, doors, roof, deck, siding and fence; Graham, Lot 312-313, invisible fence; Kreuzman, Lot 524, Barn 16 x 44; Krause, Lot 714, house; McClanahan, Lot 338, propane fence
- Proposed changes to PHA Architectural Rule Book to clarify some current rules:
-Tina moved to change Section 14.01 Building Permit Procedure to read: "Anything over 200 sq feet would require the member to seek a permit with PH and from Morgan County. In addition, the member follows the building fee requirements that fall under room additions and garages. $500 deposit, with $400 refunded upon satisfactory final inspections. All buildings would still be required to request a permit from the PH HOA." Motion was seconded by Natalie Crohn. Danielle Stiles, Lot 991-994, asked what problems we are trying to solve by adding more verbiage. Tina said several larger prefab barns have been installed. We are following county guidelines with square footage. Motion carried.
-Tina moved to change 14.03 General to include "Building materials can include metal roofs on homes, garages, barns, sheds and boat house." Ron Milford seconded. Motion carried.
-Tina moved to update the verbiage in Section 14.04 Disposal Systems - Septic System Types to include "Types of approved finger systems include: a) ATL Advanced Treatment Leach Field b) Presby System c) Chamber Septic Systems d) Conventional Systems. No jet, pump, holding systems, or gray water systems." Seconded by Natalie Crohn. Our rules already include finger systems and no holding tanks. This is an expanded description. Danielle Stiles said it will affect house values. She suggested more research should be done on systems. Dan said we work with the health department on new and replacement septic systems. Motion carried.

Clubhouse (Doug Shultz) - Committee is seeking volunteers for deck painting.

Entertainment Committee (Lori Schmalz) - March 20 is Glazed Gypsy ceramic painting event. Deadline by Wed. 3/12, $35.
-Committee is doing a tshirt fundraiser. There are 7 styles, Deadline is March 26. Styles can be found on Facebook and an email will go out with a link to order. Up to $250 of the profit will go to Entertainment Fund. If there is more profit, it will go to the kayak rack fund.
https://www.customink.com/fundraising/paintedhills2025springmerch?fbclid=IwZXh0bgNhZW0CMTEAAR2QfeQy3rNK6XXzWpha36b0PdrMcBU_2-GFRO0REjFDFIgF5T5TetguYJ4_aem_CMTLKdMoxzaG4wPDN_WpMQ

-Easter Egg Hunt is April 19 at 10 am.
-June 7 is garage sale

-Chris Pestow, Lot 979-980, asked when fireworks will be. PH fireworks are on July 4 this year.

Finance Committee (Lori Schmalz) – Lori moved to ratify $480.19 to McAuley Law. Seconded by Amy Warner. Motion passed

-Dan Arnold moved to transfer $75,000 to roads reserve from transfer account. Natalie seconded. The money will be used for several big projects moving forward. Roads projects are determined by how much use a road gets and how bad the road is. A list is not published because it changes depending upon need. Motion carried.
- 2025-26 Budget Review - Our income has risen slightly from last year allowing us to up our reserve amounts in roads reserves. Lori moved to accept budget as presented. Tina seconded. Motion carried.

Health, Sanitation, and Land Management (Natalie Crohn) - Natalie reported a letter was sent letter to Kreuzman, Lot 524, for property clean up.

Lakes (Ron Milford) - Ron moved to ratify $38,466.50 for Aquatic Control contract for treating lakes in 2025. Seconded by Amy Warner. Motion carried
- The Lakes Committee has determined it may be beneficial to allow boats to run at a faster than idle speed on Lake Nebo for brief periods to churn the water to reduce formation of large beds of algae and floating dead weeds after treatment. This should also help engines to occasionally run faster than idle. For 2025, we will allow engines up to 10HP to run up to full speed on Wednesdays in June, July, August from 10 am-1 pm. All other boating rules must be followed, and safety must be maintained. Be courteous and reduce speed around swimmers, slower moving, anchored or smaller craft. If this leads to dangerous or discourteous behavior, we will revert to previous idle only restrictions. This practice will be reviewed at the end of the season to determine its effectiveness. Ron moved to allow increased speed on Nebo as stated. Lori Schmalz seconded. Motion carried.
-Fishing Limits During Spawning Season - The past two years the Lakes Committee has restricted fishing to catch and release during spawning season. This seems to have had a positive effect on the fish populations. We are not ready to completely remove the restrictions, but in 2025 we are allowing a small number of fish to be kept during April and May spawning season. Please keep no more than 10 Bluegill or 10 Crappie. Otherwise follow normal size limit rules as stated below.

Species	Daily Bag Limit	Size Limit
Bluegill	25	none
Red Ear Sunfish	5	none
Crappie	25	none
Channel Catfish	10	12”
Largemouth Bass	5	1 over 16” 0 between 12-16” 5 under 12”

*Release all smallmouth bass
*Release all channel catfish smaller than 12”
*Please **keep** all yellow bass, rock bass, green sunfish, bullheads and flathead catfish

- Reviewing ideas of what to do with Lake Enhancement Fund. Looking at building small kayak rack for Holiday that we can add on to later. Ron said he will be asking for feedback with possible poll on FB page.

Pool, Parks, and Recreation (Lisa Kress) - Amy moved to increase the pool passes for 2025 season to: Annual Individual Pass - $15; Annual Family Pass - $60 for 5; Daily Guest Pass - $5. Tina Thrasher seconded. Motion carries 6 – 1, Dan against.
-Lifeguards and Attendants - Please email paintedhillspresident@gmail.com for an application or visit the PH office during office hours. Indian Creek is offering lifeguard certification classes.

Roads and Grounds (Dan Arnold) -
-Dan moved to ratify $812.96 for service and repair of Altaz mower. Seconded by Amy Warner. Motion carried
-Dan McCauley, Lot 650, asked what was being done about vultures. Dan explained we are in contract with the USDA and at their mercy. He has left a message and have not heard back. Last fall, we got a late start, and it was deer season with plenty of natural food for vulture. Trapper will not place trap near tennis courts because of proximity to human activity. Stacey Richardson, Lot 528-528, asked what will be left in trap. Dan said animal carcasses are put in trap.
-Will Branch, Lot 172, asked if a guard rail could be placed on Ridge Road, Gate 4, by ravine. It’s state property. We can call and complain.
- Danielle Stiles wants to know if there is a rule for when roads are pre-treated with predicted snow. Dan explained salt doesn’t work at certain temps or rain but also must be driven over to make it work. Dan drives roads in pickup with no weight in 2 wheel drive to determine what areas need more treatment after snow has started. Dan will make Drew carry PH phone so he can be reached in emergency. Ruth suggests closing big hill in bad weather. Hill was blocked with barricades, but plow has to be able to get around it. Will Branch suggests a prioritizing a direction during snow.

Security (Josh Dowler) - absent, no report.

Other Business - none

Kudos -Just Add Water Boats for sponsoring boat stickers.
- Lori Schmalz for getting the Just Add Water Boats sponsorship.
- Home Bank for being pool tag sponsor.

BUSINESS FROM THE FLOOR:

- Chris Pestow asked if there was an update from the side-by-side accident. Resident has met all PH board requirements. He is now in good standing with privileges reinstated.
- Penny Myers reminds people to have paperwork ready for dues/registration. Internet in office sometimes does not allow members to pull a document up from a website. Lisa reminded people what documents need to be brought for registration.
- Danielle Stiles asked if the board is making more changes to the building rules. Tina Thrasher said no changes were planned at this time. Lisa said you can email Tina suggestions. Committee is trying to make rules more readable.
-Will branch remind people of obey the 20-mph speed limit.

Dan moved to adjourn at 8:25 pm. Seconded by Motion carried.

Next Meeting: April 14, 2025, 7 pm