Painted Hills HOA
Minutes
April 14, 2025

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

ABSENT: Ron Milford

THE MEETING WAS CALLED TO ORDER by President Lisa Kress at 7:07 pm

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

LEGAL REPORT BY JASON McAULEY: Jason reported he is still working on four collections - two with payment agreements and two that will most likely lead to garnishment.

FINANCIAL REPORT:

March Income	$103,005.42
March Expenses	$32,899.59
YTD Income	$103,005.42
YTD Expenses	$32,899,59
YTD Net Income	$70,105.83
Depository Account Report	
Checking Account	$61,317.79
General Reserve	$140,317.47
Capital Equipment Reserve	$78,347.30
Roads Reserve	$131,870.52
Erosion/Infrastructure Reserve	$68,817.68
Transfer Account	$21,422.13
Donations Fund Total	$9,278.18

(Fireworks-3,358.04; Lakes Enhancement-3,289.80; Clubhouse Improvement-1,195.28 Park Improvement-293.20; Gates Enhancement-312.86; Holiday Kayak Rack-829)

Lori Schmalz moved to approve the financial report. Tina Thrasher seconded. Motion passed.

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural (Tina Thrasher) - New permits: Edwards, Lots 840-845, 3 car garage, new boat dock, expanding house deck and propane fence. They are combining lots to put garage on; Lipinski, Lots 1022-1023, boat dock; Eberle, Lot 174, shed; Nachand, Lot 259, fence; McClanahan, Lot 138, propane fence; Speer, Lot 728, Decks, redo driveway; Galloway, Lots 300 & 1076, driveway with culvert; Robinson, Lots 758-759, new presby septic system.
Tina reminded members to check with Architecture Committee before building.

Dog Park Updates - new email address is paintedhillspoochpark@gmail.com. Updated applications are available at the office and online. Vaccination records must be provided (including Bordatella). Make dog park checks payable to Tina Thrasher. Thank you, Renee Hassefurther and Lisa Showalter, for helping create the park and volunteering.

Clubhouse (Doug Shultz) - Committee is preparing to update basement ceiling tiles, doing painting around clubhouse. They are looking into having Lost Shaker provide mini bar downstairs for events.

Entertainment Committee (Lori Schmalz) - Easter Egg Hunt is April 19 at 10 am.
- Tshirt sale went great. Looks like we earned between $300-400. Entertainment Committee is self-funded. $250 from tshirt sale will go to EC. Remainder will go to Lake Holiday kayak rack fund.
-June 7 is garage sale.

Finance Committee (Lori Schmalz) - in process of resubmitting for insurance to renew by June 1.

Health, Sanitation, and Land Management (Natalie Crohn) - Natalie moved to ratify $221.65 to Indiana Department of Health Laboratories for annual water test kits for lakes. Seconded by Amy Warner. Motion carried.
Permits - Open and closed: Ward, Lot 81, and Warner, Lot 263. Opened: Kendall, Lot 812, Ellis, Lot 175, and Snyder, Lot 368
Complaint - Lot 528, property is vacant and upkept. A shrub is obstructing view for neighbor exiting driveway. Committee is discussing next steps.

Lakes (Ron Milford) - Tina (in Ron's absence) moved to ratify $16,301 to Lammers Construction for Phase 3, payment 3 of dock replacement. Amy Warner seconded. Motion Carried. Tina ratified $220 for chain for Lake Nebo ramp area. Seconded by Amy Warner. Motion carried. Tina ratified $308.25 to Amazon for numbers for the docks at the clubhouse. Seconded by Natalie Crohn. Motion carried. Tina ratified $6,411.09 to Aquatic Control for first invoice on 2025 contract. Natalie seconded. Motion carried. Ron will be having a meeting to discuss ideas for lake enhancement. Will Branch reported they bimonthly dam inspection has been completed. Will said they inspected

after big rain too. May 17 will be a clean-up day around lakes. See FB for more information. Gigi Kay, Lot 1010, asked if trees down around roads will be included in clean-up. Dan Arnold said Rembrandt is next on list to be trimmed/cleaned up.

Pool, Parks, and Recreation (Lisa Kress) - Amy Warner moved to ratify $73.50 for pickleball court equipment. Seconded by Natalie. Motion carried. Lisa said a pool cleanup day will happen soon. She reminded everyone if they are interested in being a lifeguard to email paintedhillspresident@gmail.com or visit the PH office. Lisa said they are going to start looking at new playground equipment.

Roads and Grounds (Dan Arnold) - Dan moved to ratify $800 to Lammers Construction to repair the barn roof. Amy Warner seconded. Motion carried.
Dan admitted he made a mistake putting a grate over Oak Ct silt pond. He will be putting a fence around it. He will also put no swimming/stay off signs. Jake Stinson, Lot 773, he is concerned about water on his lot/garage area. Jake thinks he should maybe dig a deeper drainage ditch. Dan will investigate concrete culvert on his side of the road. Dan requested $800 to Jim Adams Excavating to haul debris from Oak Ct. Josh seconded. Motion carried.
-41 vultures were captured since last meeting.
Teresa Payton, Lot 945, asked when paving of Key Court would happen. Dan explained it's on the list but Driftwood, Hurt and Sunnyslope are priorities right now. She wanted to know if her dad could add gravel for her. Teresa and Dan will discuss gravel.

Security (Josh Dowler) - Josh has 6 ride a longs with new boat owners to schedule. Mary Loveless, Lot 911-912, owns an empty lot with a dock. She reported her table was missing from her dock, If anyone saw anything, let office know. Security is wondering if it would have possibly ended up in the lake. Josh talked about having someone with sonar look for it. Security meeting is planned for early May. If you want to volunteer at checkpoints for Memorial Day or July 4th, contact Josh.

Other Business - Realtor signs and other signs for advertising - Neighbors have voiced concern over the number of realtor signs we have in neighborhood. The current rule, Section 4.04, "*No sign, advertisement, or exhibit is permitted on any lot, park or roadway without the express permission of the Board of Directors, except for the sale of property; ordinary realtor signs are permitted. Temporary signs indicating directions to sale properties are permitted for limited use. Signs should not interfere with Association mowing,"* Marie O'Connell, Lot 460, stated many of the signs were temporary, duplicates for open houses. Penny Myers, Lot 224, stated open house are temporary sign for the day. She has a problem with directional signs up all the time. Danielle Stiles, Lot 991, said you can write the rules and make agents follow them. The board will further investigate this issue and vote on any possible change to rule next month.

Property Tax Increase - PH property taxes increased due to raise in taxes for Jackson Township to have a fire station that is manned by 3 people at all times. Bill Whitt, township trustee, said our ISO (Insurance Service Office) rating is 10 because we have a volunteer only fire station. A new station would help lower our ISO rating. Morgantown Fire department will be testing our dry hydrants. There will be an informational meeting on April 23 at 6:30 at the Morgantown firehouse. Members are encouraged to call Rod Bray and Peggy Mayfield. Laura Hanks asked if someone could write a template letter than could be shared with neighbors. You may also contact, Bill Whitt, township trustee. 812-597-0150

Kudos - Thank you to the following donors: Nick & Nancy Garwood, Lakes Fund; Ray & Kandis Looze, Fireworks; Bill & Kathy Agan, Fireworks; Tess & Bob Blackketter, Lakes; Darwin Ellis, donation fund; Bonny Ritter, Lakes & Clubhouse; Harry & Ann Kneifel, donation fund; Larry & Sharon Kuntz, Fireworks.
-To the board for allowing members to vote on whether to allow rental property (we disallowed a few years ago. Recently, another neighborhood allowed rentals without input).
-Judy Lammers mowing dog park
-Stacey Richardson for new bunny suit

BUSINESS FROM THE FLOOR: none

Dan moved to adjourn at 8:12 pm. Seconded by Josh Dowler. Motion carried.

Next Meeting: May 12, 2025, 7 pm