Painted Hills HOA
Minutes
May 12, 2025

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

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

READING OF THE APRIL 14, 2025 MINUTES: Amy Warner made the motion to dispense of the reading of the April minutes and accept them as submitted. Seconded by Lori Schmalz. Motion carried.

LEGAL REPORT BY JASON McAULEY: Jason reported he has 6 delinquent accounts that were delinquent working with. One is problematic because they must do a lot of work to track it down at a large expense to us. Jason will talk to Lisa Kress about how much we want to spend on it. A judgment put a lien on property. Everyone else is receptive to making payments. Laura asked how to handle interest on delinquent properties from last year for their new charges for this year. Jason said if a judgement has been made, the account going forward should be set-up as a new account with new interest not including the previous amount.

FINANCIAL REPORT:

April Income	$295,789.74
April Expenses	$35,447.47
YTD Income	$398,825.16
YTD Expenses	$68,347.06
YTD Net Income	$330,478.10
Depository Account Report	
Checking Account	$267,584.68
General Reserve	$141,466.18
Capital Equipment Reserve	$82,533.41
Roads Reserve	$148,924.00
Erosion/Infrastructure Reserve	$70,604.67
Transfer Account	$21,478.64
Donations Fund Total	$10,598.26

(Fireworks-4,178.12; Lakes Enhancement-3,289.80; Clubhouse Improvement-1,195.28 Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-879)

Lori Schmalz moved to approve the financial report. Amy Warner seconded. Motion passed.

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural (Tina Thrasher) - New permits:
-Reuter, Lots 1144-1146, 2.5 car garage. He's also going through process of variance with county.
-Thacker, Lot 1145, new boat dock
-Callahan, Lot 63-67, new vinyl siding on existing sheds
-HC Investments (Warriner), Lot 513, stop work order was put on project of clearing lot after damaging PH Lot 512 (silt pond). Estimate to repair damage to Lot 512 is $3,500. Tina requested certified letter to HC Investments with $3,500 estimate to repair Lot 512 and stating homeowner will need to pay for repairs, fill out proper permit paperwork, and meet with committee and board to review building plans. Natalie Crohn seconded. Motion carried. Stop work order will not be lifted until requirements are met.
- Reviewing current permits and following up in the next couple weeks.

Clubhouse (Doug Shultz) - Doug reported committee is looking for new company to clean grease/food traps. Committee and volunteers will be working on painting around clubhouse. Chris Pestow, Lot 979, said basement keypad door has been locked. It was currently working.

Entertainment Committee (Lori Schmalz)
-The tshirt fundraiser made $399.81. $250 goes to clubhouse fund and $149.81 to kayak fund.
-June 7, 9 -2 pm, is garage sale. Check FB for when drop-off of donations for clubhouse and how to sign-up to be on garage sale map.
-June 12 - pour your own epoxy. Reservation required. See FB for more info
-June 27, Friday, during pool hours will be Kid's Pool Party. A family movie night will possibly take place that evening.
-Lori thanked the following people for help with the Easter Egg hunt: Theresa Allen, Will & Jenny Branch, Michelle & Brandt Edwards, Susan & Chelsea Graham, Paris Headlee, Gesche Huneke, Christy Leistner, Gracie Marsh, Lori Miller, Stacy Richardson, Craig Schmalz, Danielle Stiles, Erin Vandewalle,

Finance Committee (Lori Schmalz) - Lori moved to ratify $325 to Ehlen Heldman for 2024 tax preparations. Second by Amy Warner. Motion carried. Lori requested $780.50 to McAuley Law. Seconded by Ron Milford. Motion carried. Lori requested $578.42 to Morgan County for taxes. Seconded by Amy Warner. Motion carried.
-After reviewing office responsibilities, it was decided that Laura would continue at a higher rate of pay as Office Manager. Lori moved to give raises to office staff at $1.00 an hour effective retro to May 1 taking Penny to $14 and Laura to $16. Tina Thrasher seconded. Motion carried.
- Lori requested $52,000 be transferred to transfer account from checking due to FDIC insurance limits. Dan seconded. Motion carried.

Health, Sanitation, and Land Management (Natalie Crohn) - Natalie moved to ratify no more than $50 to purchase gloves and trash bags for cleanup day. Seconded by Tina Thrasher. Motion carried.
-Clean Up Day - Sat., 6/14 from 8:30 am -11 am. Looking for volunteers to help pick up litter on roads in our neighborhood. Meet at shelter house. Members can walk, ride their s x s, or vehicles. Gloves and trash bags will be provided. Please email phlandmanagement@gmail with questions and to sign up.
-Permits - Opened/Closed: Wray, Lots 421-422; Agan, Lots 21 & 22; Richardson, Lot 529. Closed: Ellis, Lot 175
-Lot 526 clean up. They have hired Will Branch to care for that property.
-Committee will be partnering with Architecture to make sure trees/building plans are permitted properly.

Lakes (Ron Milford) - Ron moved to ratify $250.24 for additional material for Drew to repair unsafe docks/board walk in marina. Seconded by Natalie Crohn. Motion carried.
-Committee had meeting last month: discussed Holiday kayak rack and plans on making a decision by next meeting. Clean-up day on May 17, 9 – noon, to work on dams including a rut on Nebo dam, animal holes, clearing trees at Nebo spillway. Meet at Nebo ramp.

Pool, Parks, and Recreation (Lisa Kress) - Pool will open 5/23 from 4-8 pm, then Sat., Sun., and Mon. (5/24-5/26) from 12-8 pm. The week of 5/27-5/29 may be reduced hours due to lifeguards still being in school. Please be patient with pool staff.

Roads and Grounds (Dan Arnold) - Dan moved to ratify $1,313.15 to replace Jim Adam's stone supply the association used for projects. Seconded Natalie Crohn. Motion carried.
- Dan moved to give maintenance man, Drew Hall, a $60 weekly raise effective retro to May 1. Tina Thrasher seconded. Motion carried. This will bring Drew to $55,640 year.
- Dan requested $2,500 to have Jim Adams install stone on the big hill. Lori Schmalz seconded. Motion carried.
-Dan requested $2,000 to Jim Adams to cut overgrowth on big hill and Rembrandt. Lori Schmalz seconded. Motion carried.
-Bids are out for Sunnyslope and due May 23.
-Looking for a ditch mower (side mower) to attach to tractor.
-Vulture contract will be extended at no cost because contractor was pulled away due to bird flu.

Security (Josh Dowler) - Memorial Weekend Sat-Mon will have checkpoint and security on water. Please be nice to security guys. They are helping keep our property safe by having members complying and non-members off our lakes.

-Boat storage area - going to orange tag items without updated stickers. Josh is working with Officer Brighton to determine what we can do with unauthorized boats in storage.
-Dog complaints: Josh received complaints on Butler, Lot 688, Ridge Road for barking dog. A letter was sent to homeowner. First complaint, homeowner received a letter, second complaint, an assessment will be applied. After that, case could be turned over to county animal control.
-Josh reported he has a couple more ride alongs to do with new boat owners.
-Reminder: When the red light is on, Lake Holiday it is idle only! No pulling tubes when light is red, and boat lights must be on.
- Josh and Bill Rason plan to drive the PH streets and compile a list of street signs that need to be updated.
-Put your vehicle window tag in windshield especially if you park an unattended car on PH property.
-Tina Thrasher suggested posting/sending out diagram of parking at arena including directions for parked cars and boat trailers.
-Tina reminded people do not give out dog park combo. Dog Park application is available in office.
-Stacy Richardson, Lot 528, asked what happens if you choose not to take a boat slip when your name came up on list. Your name is moved to the bottom of the list. If you do accept boat slip, you have 30 days to put a boat in slip.

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,"*
After discussion with audience participation (Amy Warner suggested 3 days instead of day of for open house sign; Sara Brandow, Lot 183, suggested 3 business days after closing instead of 48 hours) the following rule change was proposed:
"No signs are permitted in HOA common areas. Ordinary realtor signs are permitted on a lot which is for sale, but no signs shall be place in any HOA common area, including but not limited to PH Gates. Temporary "dated open house" signs may be placed at nearest gate 72 hours prior to day of the event and must be removed immediately after the open house. All realtor signs must be removed within 3 business days of property closing or listing expires. No signs are permitted on lots which are not listed for sale."
Dan seconded. Motion carried. New rule will be effective June 1, 2025

Kudos - Donations – thank you to all who have donated!
-Sam and Rich McMinn for donating mulch at gates
-Tricia and Mike Wray and Sam McMinn for mulching and decorating the gates
-Will Branch for fixing mailbox in neighborhood
-Larry and Sherry Kuntz for time and effort in keeping Hill Valley Rd nice by clearing brush/limbs and mowing,
-Matt Kress and Doug Schultz for helping fix the printer
-Matt Kress, Rich Dawson and Dan Arnold for working tirelessly on the pool
-Kudos to security team bus followers: Brian Garwood, John Kuikman, Bud Lammers, Chris Pestow, Bill Rason and Cliff Rondeau

BUSINESS FROM THE FLOOR: Sara Brandow, Lot 183, would like to see hole at Ridge Rd/St Rd 252 (Gate 4) filled in and trees trimmed along Ridge Road. Sara wanted to know why Gate 4 didn't have nice gate. Dan Arnold said he is going to fill the hole in with concrete because the state doesn't see it as a priority. He is working at trimming trees along roads throughout the neighborhood. It is expensive to do. Gate 4 was never supposed to be a PH Gate. Ridge Road is actually a county road and the state has an easement along 252 that we are not allowed to build a sign in. She also said the Lantern/Lake sign is laying on the ground.

Marie O'Connell, Lot 450, expressed concern on overgrowth along all PH roads and people driving in the middle of the road to avoid limbs. Dan Arnold said he's working on it slowly. It's expensive.
Chuck Papes, Lot 289, wanted to know if we still have a part-time officer and could he come slow speeders down. The speed bump on Edgewood was taken out by plow and people are speeding past his house. Josh Dowler said he had a conversation with Officer Brighton about our lack of seeing him. He has new baby and had changed shifts. Bright would like approval from PH to write tickets for speeders. Dan will look into replacing speed bump.
-Papes wanted to know if we could have more handicap parking spots in front of clubhouse and wanted people to be reminded if they do not have a handicap license or placard, they shouldn't park there. Dan said we are unable to make any other handicap spots due to the incline. Josh said if someone non-handicap car parks in spot he can have Brighton issue a ticket. A reminder will be included in newsletter.

Tina Thrasher removed to adjourn at 8:07 pm. Seconded by Dan Arnold. Motion carried.

Next Meeting: June 9, 2025, 7 pm