Painted Hills HOA
Minutes
June 9, 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 7:01 pm

READING OF THE May 12, 2025 MINUTES: Amy Warner made the motion to dispense of the reading of the May minutes and accept them as submitted. Seconded by Lori Schmalz. Motion carried.

LEGAL REPORT BY JASON McAULEY: Jason reported he is still working on two past due accounts with no response. He was pleased he has not received new past due accounts recently. Jason said to only have a few with a neighborhood our size is good.

FINANCIAL REPORT:

May Income	$125,431.03
May Expenses	$87,132.31
YTD Income	$524,254.75
YTD Expenses	$106,645.78
YTD Net Income	$417,608.97
Depository Account Report	
Checking Account	$242,377.58
General Reserve	$144,637.18
Capital Equipment Reserve	$94,490.24
Roads Reserve	$197,957.88
Erosion/Infrastructure Reserve	$122,482.24
Transfer Account	$73,549.47
Donations Fund Total	$11,222.35

(Fireworks-4,582.21; Lakes Enhancement-3,339.80; Clubhouse Improvement-1,365.28 Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-879)

Lori Schmalz moved to approve the financial report as written with exception of the depository accounts which will be reviewed. Tina Thrasher seconded. Motion passed. (Revised depository account was sent on 6/9/25 with corrected Roads Reserve amount which inadvertently had been recorded as total amount of Edward Jones accounts. The board voted via email to accept new amounts listed above.)

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural (Tina Thrasher) –
New permits: Lane, Lot 1016-1018, new boat dock; Marsh, Lot 715, new boat dock
Permits Canceled: H. Warriner (HC Investments), Lot 710, new shed cancelled, no deposit made; Nelson, Lot 1135-1136, new shed, refund $50; Miller, Lot 155-156, new garage, refund $500; Vanderwalle, Lot 70-71, Permit from 2023, Will need to reapply and review.
Permits closed: Ahern, Lot 229; Barnes, Lot 711-712; Callahan, Lot 63-67; Lane, Lot 1016-1018; Lessard, Lot 285; Murphy, Lot 802; McCallahan, Lot 338; Rondeau, Lot 1170-1172; Eberle, Lot 174; Howard, Lot 101-150; Smith, Lot 236-238; O'Neal, Lot 1019.
Other committee business: On 6/4 Jim Adams completed repair to silt pond that was damaged by HC Investments. The PH office will send bill to member. After payment is received, the committee will set up a meeting with them to start process for permit request to build.

Please check with office to see if permits (PH and Morgan Co) are needed for your projects.

Clubhouse (Doug Shultz) - Doug moved to ratify $108.63 for paint and ceiling tiles for liquor and storage room per board of health requirements. Seconded by Lori Schmalz. Motion carried. Committee is going to have fundraiser for updating basement tiles, baby changing stations and other updates. New ceiling tiles would cost approximately $1000.

Entertainment Committee (Lori Schmalz)
-June 27, Friday, 6:30 pm during pool hours will be Kid's Pool Party.
-July 4th is date for fireworks.

Finance Committee (Lori Schmalz) - Lori moved to ratify $77,642.73 for general liability insurance with Lexington Insurance Co and excess liability with Crum & Forster. Seconded by Tina Thrasher. Motion carried. Lori moved to ratify $16,251 for commercial auto and workmen's comp with Cincinnati. Seconded by Ron Milford. Motion carried. Lori explained insurance increased by $9,924.75. Agents cited current market and multiple weather-related claims in country have increased rates across the country.

Health, Sanitation, and Land Management (Natalie Crohn) - Natalie reminded everyone of 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 - Lane, Lots 1017-1018; Closed - Snyder

Property Conditions: A letter was sent on 6/6/25 to Graham, Lot 312, regarding conditions of their property.
June Lake Testing: Lakes passed E. coli tests. Thanks to Dave Green for pulling samples and delivering them to test site in Indianapolis.

Lakes (Ron Milford) - Ron moved to ratify Aquatic Control $657 for April algae sampling. Dan seconded. Motion carried. Ron moved to ratify Aquatic Control $657 for May algae sampling. Lori Schmalz seconded. Motion carried. Ron moved to ratify final payment to Jeff Lammers of $3,700 for stairs at clubhouse. Dan seconded. Motion carried. All these expenditures were in previous contract approvals.
Lakes committee is moving forward with installation of kayak rack on Lake Holiday. It will be made with galvanized posts and expandable. First section will allow for 12 kayaks and 1 peddle boat. Ron requested $795.11 from the Kayak Donation Fund. Lori Schmalz seconded. Motion carried.
Kudos for Dam Volunteer Day - Jim Allen, Will Branch, Drew Crohn, Randy Gray, Laura Hanks, Kim Milford, Bill Rason

Pool, Parks, and Recreation (Lisa Kress) - Amy Warner moved to ratify $128.39 for new speaker for pool deck. Seconded by Natalie Crohn. Motion carried.

Roads and Grounds (Dan Arnold) - Dan moved to ratify $84,800 to Milestone for repairing and resurfacing Sunnyslope Dr & Ct. Natalie Crohn seconded. Motion carried. Dan ratified $1,200 to Adams Excavating for clearing along Rembrandt and Copperstone. Seconded by Lori Schmalz. Motion carried. Dan ratified $3,500 to Adams Excavating for repairing damaged silt pond which will be reimbursed by lot owner. Seconded by Tina Thrasher. Motion carried.
Making efforts to repair Gate 4. There are 3 entities (PH, County and state) involved. He's contacting them. Thinks we'll end up having to fix it ourselves.
Dan will be asking for money in the future for trimming back Ridge Road.
Vultures are back. Please cover boats. Dan will check in the USDA agent to see when he'll be trapping again.

Security (Josh Dowler) *Golf carts/Utvs* - Josh talked to Deputy Sichting about speeding and younger people driving golf carts and utvs. He said you must be 16 years old with a valid driver's license to operate golf carts and utvs. Josh wants to send mailing of golf cart/utv rules to all people who purchased stickers for them. People are flying across the dams. Josh is going to talk to Sichting about getting signs that read speeds.
Boating - Boaters on Holiday going wrong way and doing figure eights or circles in turn around. These actions are prohibited. Boaters must go in a counterclockwise direction.
Bill Rason did a survey of street signs around the neighborhood. Bill found 49 intersections that do not have a stop signs. There are 12 stop signs throughout community and only 8 speed limit signs. Several signs need to be replaced. Security is

looking at key locations to determine if additional signs should be installed. Ruth Lipinski suggested asking insurance what they recommend.
Might need to replace lock at ramp. Not heavy duty enough.
Josh reported he has three more boat ride a longs to do.

Other Business Tina Thrasher reminded dog park members to lock gate. If lock is broken, call office. Don't just let someone in. We need to make sure they have signed waivers. Dog park ordered two new benches. Tina thanked Judy Lammers for mowing the dog park. There will be a Dogs and Donuts soon.

Kudos -
-Thank you to Ruth Lipinski, Janet Murray, Darla Stuart, Laura Hickey, Carolyn Kendall, and Beth Madden for doing the donation garage sale in the basement of the Clubhouse. The garage sale made just over $1,000 for clubhouse improvements.
-Thank you to Danielle Stiles for advertising and maps for Community Garage Sale

BUSINESS FROM THE FLOOR: Ruth Lipinski thanked Dan Arnold for clearing the limbs along the big dam hill.

Dan Arnold moved to adjourn at 7:52 pm. Seconded by Tina Thrasher. Motion carried.

Next Meeting: July 14, 2025, 7 pm