Painted Hills HOA
Minutes
July 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 7:05 pm

READING OF THE JULY 14, 2025 MINUTES: Amy Warner made the motion to dispense of the reading of the June minutes and accept them as submitted. Seconded by Natalie Crohn. Motion carried.

LEGAL REPORT BY JASON McAULEY: Jason received 8 delinquent accounts after 2025 payment time. Seven letters requesting payment were sent out. One had paid already. Delinquent members will have 30 days to respond to letter. He's working with office to reconcile previous years debts.

FINANCIAL REPORT:

June Income	$31,620.61
June Expenses	$39,436.87
YTD Income	$551,999.74
YTD Expenses	$146,082.65
YTD Net Income	$405,917.09
Depository Account Report	
Checking Account	$185,145.76
General Reserve	$145,875.66
Capital Equipment Reserve	$99,432.33
Roads Reserve	$218,339.32
Erosion/Infrastructure Reserve	$144,096.76
Transfer Account	$73,551.28
Donations Fund Total	$11,493.45

(Fireworks-4,851.31; Lakes Enhancement-3,339.80; Clubhouse Improvement-1,365.28 Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-881)

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

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural (Tina Thrasher) - *New permits:* Reel, Lot 407-408, painting house; Milford, Lot 1168, new addition (still needs county permit); Webb/Paige, Lot 369-370,

retaining wall; Agresta, Lot 170, repair and add to back deck; Kenney, Lot 260, small shed and privacy fence; Hacker, Lot 1166, new steps and drainage for side of house; Rutherford, Lots 897, 919, 920, 2 boat dock covers.
Permits closed: Hacker, Lot 1166; Embrey, Lot 187, driveway; Miller, Lot 155-156, driveway.
Other committee business: On 6/24 Committee reviewed house plans for HC Investments/Warriner new build. **Declined approval and sent detailed email requesting additional paperwork: Morgan Co Building Permit, blueprints, plot plan, erosion control plan with excavation details (due to build being next to silt pond). HC Investments was advised to review building rules for HOA. Also noted, HC Investments still has outstanding balance of $512 for repair of damage to silt pond. Stop Work Order still in place.

Please check with office to see if permits (PH and Morgan Co) are needed for your projects. Be courteous of neighbors when having contractors making sure they do not block road access or cause property damage. Please give Committee time to review the request prior to starting your project. Committee strives for quick return, but they do all have full-time jobs on top of this volunteer job.

Tina had talked to Laura Parker, Morgan County Plan Commission. Laura said they do not use the term “variance” and go with what is in our HOA covenants. PH rule says you can’t build a garage or shed on a vacant lot. Going forward, if you want to build a shed/garage on an adjoining vacant lot, you’ll need to vacate and replat to join continuous lots.

Clubhouse (Doug Shultz) - Cancel ratification: $200 to the Alcohol and Tobacco Commission for an extension for liquor license renewal - no longer needed and not paid. Doug moved to ratify $338.25 to replace pump in downstairs basement kitchen. Seconded by Lori Schmalz. Motion carried. Doug will be looking for good used electric stove for the basement kitchen. The clubhouse alarm monitoring contract was renewed this month.
Clubhouse Rules Refresher:

1. Treat staff with respect.
2. Outside alcohol is not allowed in restaurant or on top deck – this is Alcohol and Tobacco Commission/Excise Law – if we do not follow this, we could lose our liquor license.
3. Bring your membership and/or driver’s license.
4. Only members are allowed to purchase alcohol. If your relative is staying with you but not live with you, you as a member must be present to purchase items at the restaurant.

The board is currently reviewing The Lost Shaker contract which is up for renewal. An anonymous survey will be sent out to members to get input on The Lost Shaker renewal

and suggestions for improvement. You will have to give your name & address to complete survey, but your responses will not be tied to your name.
Will Branch, Lot 172, said the liquor license is dependent on food sales. We can't have a liquor license without serving food. It's a club license. With a club license you must sell more food than alcohol. Ruth Lipinski, Lot 1022, said many people don't like the wine they carry and have been told they can't get other wine. Josh Dowler explained that you must purchase alcohol through a distributor with minimums. It's expensive to build relationships with multiple distributors. Stacy Richardson, Lot 528, people aren't going to come if they don't have the alcohol they want. They won't just come to eat. Janet Murray, Lot 848, reported bathrooms are not being cleaned or stocked. The Lost Shaker agreed to clean bathrooms as part of their contract to lower their rent. Doug has talked to The Lost Shaker about bathrooms. Trash can by pool is not being emptied. Guards are supposed to be emptying cans. Lisa will remind guards to check garbage cans.

Entertainment Committee (Lori Schmalz) - Breakfast with Santa: Breakfast with Santa will be Dec. 13 this year. Jay Wells will be Santa this year. Adzook puppet show can start later so BwS doesn't have to start at 8. Lori got a new chair for Santa. Unpainted ornaments have been ordered and a painting session will be advertised later. All steady hands welcome.

Finance Committee (Lori Schmalz) - Lori shared insurance audit from 6/1/23-5/31/25 is still in the process. She is waiting on information from The Lost Shaker. They are having a difficult time downloading in a readable format.

Health, Sanitation, and Land Management (Natalie Crohn) - Natalie reported clean-up day was a success with 6 bags of trash being collected. She thanked the following people for helping: Will Branch, Darwin Ellis, Glenn Roberts, Drew Crohn, Tessa Blackketter, Tina Thrasher, Stephany Jenkins, Greg DePauw, Jean Nachand and Marie Ambern who donated waters for everyone.

Rule/Covenant Reminders - Reminder of our 2 rules and Covenants below in maintaining our properties in accordance with these rules: The committee will be reviewing properties and if complaints are received, the committee will evaluate. If properties are found to be in potential violation, letters will be sent to the homeowner.

Title 1, Section 4.09 of the Painted Hills Association Rules & Regulations

i)"The owner of a lot, improved or unimproved, shall at all times keep and maintain such lot, and the improvements (if any) thereon, in such a manner as to prevent its becoming unsightly and, to this end, shall cut all unsightly growth on such lot and shall prevent the accumulation of rubbish and debris thereon. Failure to so maintain a member's premises in a tidy manner may result in maintenance thereof by the Association for which a reasonable charge may be levied against the member and the property. Any such charge shall be due no later than 30 days after the owner is

notified of such charge, and in the event of non-payment, interest and costs of collection, including attorney fees, shall be attached to said charge for violation."

Title 3, Section 5.6 of the Covenants and Restrictions

i)"*Failure to maintain lots in a tidy manner will result in maintenance of the lots by the Association for which a reasonable charge, including interest and legal fees, may be levied against the property owner"*

Tree Permits: Opened - Dewitt, Lot 209; Wynne, Lot 28; Campbell, Lot 769; Werner, Lot 68A. When you are done with tree work, please contact the committee so they can check work has been done.

Lakes (Ron Milford) - Tina Thrasher (Ron's absence) moved to ratify $7,542.45 to Aquatic Control for June weed treatment. Seconded by Amy Warner. Motion carried. Tina moved to ratify $86.05 from the Kayak Rack Fund for delivery of rack materials. Seconded by Amy Warner. Motion carried. Tina moved to ratify $657 to Aquatic Control for June algae sampling/testing. Amy Warner seconded. Motion carried. Darwin Ellis reported kayak rack materials will be purchased and delivered tomorrow. Kayak rack will be placed in between stairs on beach at Lake Holiday. First phase of rack will have room for 12 kayak/canoe, 1 pedal boat. People who currently have spots will be asked which lake they want to be on. Will Branch reported aquatic control treated in July. He and Jim Allen did dam survey and will share results with committee.

Pool, Parks, and Recreation (Lisa Kress) - Lisa will talk to lifeguards about checking bathrooms and trash cans. Watch Facebook and email for update on pool hours. Starting first week of August pool will only be open from 4-8 pm due to guards going back to school.

Roads and Grounds (Dan Arnold) - Dan moved to ratify $600 for stone on big dam hill. Seconded by Amy Warner. Motion carried.
Dan will contact Amy to see hole in bank on Nebo from the water. He is talking to engineers for Hurt Drive. It's a small road but will be expensive repair.
There is no update on Sunnyslope paving timing. Dan is getting pricing on cleaning out trees in silt pond. He needs to get an update on vulture trapping. We have an increase of geese and may need to consider doing a round up again next spring.

Security (Josh Dowler) - Josh reviewed several complaints and incidents:
Dog Bite Complaints - Complaints on June 23 and 24 regarding Graham (Lot 312) dogs; letter sent and states if additional complaints are received, notifications for assessments may be sent. First a Warning, second - $125, Third - $150, then suspension. The dog has been rehomed.
Noise Complaints - June 27 & July 12 - Complaints against Reel/McGuinness household for loud noise past midnight hours. Met with homeowners to discuss; will

send letter due to second complaint. After letter of warning, assessments will start with additional complaints. We adhere to Morgan County noise rules.
Sinking Boat - Over the July 4th weekend, a boat was observed to be taking on water in a slip by the clubhouse. 1) Boat was removed by a recovery company at owner expense 2) Owner is a member - owns a lot in PH and is in good standing; boat sticker was taped to window after suggestion from board/office staff as owner is waiting for a new boat to be completed and delivered 3) Owner's child was taking boat out for the weekend - notification will be send to boat owner reminding them the member must be present when boats are taken out.
You cannot anchor in middle of Lake Holiday. Boats must anchor behind a buoy/in coves. Boats should remain in their lane not going across the lake, doing donuts, figure eights, etc. Josh suggests you load your tube/skiers in coves. Thanks to security for manning 4th July checkpoint. Chain on Holiday needs to be worked on. We can give Officer Brighton Sichting power to pull people over. It must be approved by his superior.

Kudos - Thank you to Doug Schultz who is a quick to help fix office computer/printer and it does it with a pleasant/helpful attitude.

BUSINESS FROM THE FLOOR: none

Dan Arnold moved to adjourn at 8:15 pm. Seconded by Tina Thrasher. Motion carried.

Next Meeting: August 11, 2025, 7 pm