Painted Hills HOA
Minutes
August 11, 2025

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

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 July minutes and accept them as submitted. Seconded by Natalie Crohn. Motion carried.

LEGAL REPORT BY JASON McAULEY: Jason met with Lisa Kress on delinquent accounts to determine if they were worth collecting on. Some accounts it is more cost effective to let them go to tax sale. They had a good response from collection letters sent out for this year's delinquents. Jason reviewed process and letter for The Lost Shaker departure. He will be working with the board to review/update the clubhouse restaurant contract.

FINANCIAL REPORT:

July Income	$4,776.55
July Expenses	$102,693.85
YTD Income	$559,776.29
YTD Expenses	$248,776.50
YTD Net Income	$310,999.79
Depository Account Report	
Checking Account	$87,168.60
General Reserve	$146,305.43
Capital Equipment Reserve	$100,772.09
Roads Reserve	$223,715.54
Erosion/Infrastructure Reserve	$149,730.27
Transfer Account	$73,610.15
Donations Fund Total	$7,345.16

(Fireworks-1,412.02; Lakes Enhancement-3,339.80; Clubhouse Improvement-1,365.28 Park Improvement-593.20; Gates Enhancement-462.86; Holiday Kayak Rack-172)

Dan Arnold (Lori Schmalz absent) moved to approve the financial report as written. Amy Warner seconded. Motion passed.

COMMITTEE BUSINESS (Old, new, committee updates):

Architectural (Tina Thrasher) - *New permits:* Kapczynski, Lot 595, painting house; Maddy, Lot 179-180, new shed, erosion control; Buck, Lot 1030, steps to boat dock and erosion control. *Permits closed:* Woods, Lot 424, new stairs to deck; Rutherford, Lots 879, 919, 920, Roofs over boat docks; Rakowski, Lot 612, culvert on property; Paige/Webb, Lot 369-370, retaining wall. *Other committee business*: Campbell, Lot 769, Stop Work Order, began demolition work while waiting for county permits. They are working to get all permits.

Clubhouse (Doug Shultz) - Doug moved to ratify $150 to Bishop HVAC for cleaning and service of AC unit. Seconded by Amy Warner. Motion carried. Doug reported the attic fans are not working properly and will be serviced soon. Ceiling fans will be added back into the dining room. Doug is interviewing new prospects for cleaning the clubhouse. *Clubhouse Contract:* The Lost Shaker will be vacating the clubhouse in September. Potential new restaurant managers will be interviewed and selected soon. PH had the opportunity to buyout the kitchen equipment which The Lost Shaker had financed when they did the much-needed kitchen renovation. We are not going to buy the equipment. We will, however, buyout the hood. Doug moved to buy the hood for no more than $5,100. Tina seconded. Motion carried. The board will work with the new tenant to order equipment that will be owned by PH and remain in the kitchen.

Entertainment Committee (Lisa Kress for Lori Schmalz) - *Dog Swim:* Will be September 6 or 7. Lori is looking for someone to run the event. Reach out to Lori or Lisa Kress if you are interested. Money raised will go to the Morgan Co Humane Society. *Labor Duck Race:* Ducks will be on sale soon. Watch Facebook and emails for updates. Lisa gave thanks to Lori for a fun kids' pool party.

Finance Committee (Lisa Kress for Lori Schmalz) - Amy requested funds to cover the mailing of the annual meeting info - $409.65 for reams of paper, toner and envelopes. Tina seconded. Motion carried. and $468 for stamps. Josh seconded. Motion carried. Vendors and donations are be excepted - contact Lisa, Lori or office.

Health, Sanitation, and Land Management (Natalie Crohn) -
Tree Permits: Opened - Thrasher, Lot 339; Marsh Lot 715.
Lake Samples: Both July and August samples came back good. Thank you to Dave Green for collecting samples and delivering to Indy for testing.

Lakes (Ron Milford) - Ron moved to ratify $657 to Aquatic Control for July algae sampling/testing. Amy Warner seconded. Motion carried. Kayak Rack – has been started. Jeff Lammers volunteered to help driving upright pipes. Will Branch and Darwin Ellis are helping with project. *Nebo water height/spillway*- IDNR notified the board they received a complaint on high water in Lake Nebo. IDNR confirmed they were aware of weir being cemented in and an engineer had reviewed it and approved it. The level of the spillway is at the court order height from 1993 lawsuit when Nebo

residents had a dispute on the lake level. The board is aware Nebo fluctuates from rain and evaporation. This has been an unusual wet summer. Normally, we'd be in drought conditions in July/August and the lake would be down considerably.

Pool, Parks, and Recreation (Lisa Kress) - Amy moved to ratify $1,198.38 for new pool chairs (same as ones purchased earlier in spring). Seconded by Natalie Crohn. Motion carried. *Upcoming Pool Hours:* Last day for the pool - Labor Day, September 1. There isn't staff to lifeguard with school starting to keep it open after Labor Day.

Roads and Grounds (Dan Arnold) - Sunnyslope got paved last week. It looks great.
Maintenance Position: Drew Hall is finishing his last week in the maintenance position. Dan moved to ratify hiring Will Branch at $1,060 a week. Seconded by Amy Warner. Motion carried. Thank you Drew for your service.
Dan will be meeting with engineers on Hurt Drive next week.
REMC will be trimming trees along power lines. They plan to start in September at Gate 1 and work their way through the neighborhood.
Vicki Krebs, Lot 734, reminded Dan they need to remove the grate from the grass near the dam on silt pond by their house. Ken Murphy, Lot 801, asked if the grate could be put at an angle to cover opening. A fence has been installed and grate is not needed. Ken also told Dan silt pond he cleaned out is filling up.

Security (Josh Dowler) - Josh received multiple reports of a company soliciting for pest control services. The company has been warned previously and told PH is a no soliciting neighborhood. The sales representative was taken to the police station but was not charged. A formal complaint has been made against the company. Kudos to Ty Mays, Lot 417, who detained the pest control employee. Will Branch said the company targets people who can be easily scared and get them to sign a contract and then spray a watered down bug killer.

OTHER BUSINESS:
- ANNUAL MEETING is Saturday, September 20, 10 am, downstairs of clubhouse. Coffee, donuts and vendors will be available at 9 am upstairs**.**
-Three board positions will be voted upon at annual meeting. Please have bio to office by August 15 at 4 pm so ballots can be mailed. Submissions may be emailed to paintedhillsinc@comcast.net

DOG PARK: Tina reported the dog park is totally volunteer. If you are interested in helping, the committee could use help. It's $25 a year to belong to the park. Fill out application and send to office. If you have questions or would like to help, contact Tina Thrasher at tthrasher6264@gmail.com

KUDOS:
-Clubhouse Committee for all the meetings over the past month.

-Judy Lammers and Jeff Lammers for quick action fixing railing at pool.
-Judy Lammers for all her work at the dog park
-Office staff for everything they do

BUSINESS FROM THE FLOOR: Ken Murphy, Lot 801, wants to know when more branches are going to be trimmed especially on Rembrandt past the clubhouse. After realizing the area Ken spoke of was not in REMC's trimming plan, Dan said he would look into it. CJ Snyder, Lot 368, asked if the trapper will be coming this year. She has had damage to her boat from muskrats and has hired Trapper Tim. Ron said trapper increased fee significantly and we are doing it every other year. Tina will reach out to Trapper Dave to inquire about his availability and cost. CJ also reported Glenwood Drive is being damaged by Waste Management truck that has made divits in culdesac. Property Mgr Will will look at it.

Dan Arnold moved to adjourn at 8:05 pm. Seconded by Tina Thrasher. Motion carried.

Next Meeting: September 8, 2025, 7 pm