Painted Hills Homeowners' Association

Monthly Update – January 2024

Facebook Page: Painted Hills - In the Know *www.painted-hills.com*

Highlights from the Board Meeting:

- Attorney: 5 accounts in collection
- Clubhouse 2024 Contract is in place with Bryan; roof nearing completion (pending repair on fan hood)
- All mailboxes are on PH property (not on personal property). Locations are set by the Post Office. If a mailbox needs moved the post office must be notified first.
- Maintenance manager's salary increased to $1,010/week effective 1/15/24.
- Pool wristbands and carabiner clips purchased.
- Mail theft on Dec 30th: investigation is pending.
- CPR training class in the works for those interested.
- Boat inventory will take place soon at the storage & maint. barn areas to identify boats not registered and plan for legal disposal; communications will be sent to all members prior to any action taken.
- Trapper will be contacted to see when he is planning to come trap.
- 1-day guest pass approved through ATC for the 1/13 Clubhouse event (allows guests to purchase their own food & alcohol); signage will be posted at CH door that day. **Members still must sign their guests in**.
- Gate 4 safety improvements – Dan will check to see what options we have

Expenditures approved at Meeting (Jan):

- $20,385.00 to Lammers Construction (1st of 3 payments for phase 2 of the dock replacement project.
- $312.00 for pool wristbands (Home Bank will reimburse purchase)
- $106.90 for carabiner clips for wristbands (Home Bank will also reimburse)

Upcoming Events

- Camp Creek Players @ Clubhouse
  Sat. 1/13 7pm

- HOA Board Meeting
  Mon., 2/12 7pm

Kudos

- To all the clubhouse staff for all they do & those who help get all things completed at the clubhouse: Judy, Penny, Danielle, Drew H., Anissa, Erin and Bryan!
- To Erin Vandewalle who researched how to obtain a 1-day guest pass through the Alcohol & Tobacco Commission (ATC) that will allow guests to pay for their own food/alcohol on 1/13 at the CH!
- To Home Bank for reimbursement of the pool wristbands & carabiner clips!

Volunteers Needed

Entertainment Committee – looking for volunteers for specific events throughout year. Sign-up sheet @ the office.

FINANCIAL REPORT	
Dec Income	$ 2,741.34
Dec Expenses	$ 43,288.72
YTD Income	$ 562,030.28
YTD Expenses	$ 593,068.05
YTD Net Income	$ (31,037.77)
Depository Account Report	
Checking Account	$ 24,318.82
General Reserve	$ 134,377.25
Capital Equipment Reserve	$ 54,356.54
Roads Reserve	$ 73,795.47
Erosion / Infrastructure Reserve	$ 257,830.82
Transfer Account	$ 107,066.27
Donations Fund Total	$ 6,996.60

(Fireworks-2,729.78; Lakes Enhancement-2,924.80; Clubhouse Improvement-0.28; Park Improvement-103.20; Enhance the Gates-549.54; Holiday Kayak Rack-689.00).

Reminders and More

- Flu/Covid season is among us – please wash hands often, stay home if you are not feeling well, and take precautions to prevent the spread of germs.
- New home build permit application fee is now $7,500 as of 1/1/24 (member will be reimbursed $6,750 after final approval/inspection of project).
- Please ensure permits are received prior to tree removals. Contact the office for questions.
- Cars, boats, and trailers should not be parked on our streets when snow is falling. Property Mgr. will be pre-treating streets with brine. Please stay 25' from truck spraying brine. During plowing season, Property Mgr. starts with main roads, concentrating on hilly roads, then secondary roads and finally courts.