

Paradise Hills HOA Board Meeting

August 19, 2021 | 6:30 pm | Online meeting

Board Members Present:

Al Summerford, Craig Southorn, Donna Carr, Karen Rutherford, Ashley Meyer, Monica DeGraff, Ross Williams

HOA Member Participants:

Tony Catanese, Nigel Dick, Stephanie Graf, Dean Snyder, Alan Olson, John Watkins, Steven McCasland, Mary Jane Boll, Michael Sitzman, Skip Erickson, Michele Lawrence, Renate Sterrett, Britt Gaskell, Lew Gaskell.

Call to Order: *Craig Southorn, 6:35pm*

Agenda Items:

Approval of Past Meeting Minutes (June 9 & June 14)

Approved previously via email by all board members

Financials

Board members received copy of the July financial statements prior to the meeting. A few members 2021 dues payments are overdue. Lien notices are being sent.

Limited expenses in the past two months. Expenses to date are at 60% of budget for general and 45% of budget for water system.

Current account balances (end of July) are \$187k for water system reserve, and \$30k for general fund.

Architectural Review Committee

ARC project review report was provided to the board prior to the meeting. Currently there is one open submittal pending ARC review (525 Strada Rossa).

There were many comments and questions regarding Strada Rossa Development. ARC representatives attempted to address questions from participants, including:

- *Advertising materials that may be misleading about HOA dues and services.*
- *Developer has indicated desire to submit application to Jeffco for vacating the portion of Strada Rossa adjacent to Lots 90-95 to make it a private road with entrance gate.*
- *Suggestion that construction at 435 Strada Rossa may differ from ARC reviewed plans.*
- *Suggestion that excavation at 525 Strada Rossa may be proceeding ahead of ARC review.*

Motion that the board research answers to questions and complaints, including discussing with the developer and architect. Seconded and approved unanimously. Craig offered to follow up with the developer.

Water System

Motion to call for a special membership meeting regarding the Sunrise Dr. watermain replacement project. Information regarding design, anticipated scope, costs, and financing previously provided to Board, and will be to be provided to membership along with meeting notice. Motion seconded and approved by vote of Yes – 4 No - 0 Abstain - 3.

Water system committee still in process of identifying additional members. We will identify the members offline. Request for interest to be included with the notice re: Sunrise Dr meeting.

There was a question about status of hydrant extensions (approved by Board at June 2021 meeting, not part of 2020 maintenance). Parts are on order. Craig to follow up with contractor. All hydrants in Paradise Hills are currently functional.

Common Areas Maintenance Programs

Dates are set for fence painting. Members that have shown interest in volunteering have been contacted. Motion to authorize \$2,000 for stain and miscellaneous equipment. Seconded and approved unanimously.

Donna is working on getting quotes for tree trimming in the common area west of Paradise Rd, with priority on removal of dead or diseased branches overhanging the road. Donna to report back to Board.

Insurance and Legal

Motion to change liability and property insurance coverages per Liberty Mutual proposal previously distributed to Board. Seconded and approved 6-0 with one abstaining.

Discussion regarding designation of legal counsel for PHHOA. Karen will research other options for consideration. By the Board at a future meeting.

LPR System

Donna has taken LPR system admin training. Ross to schedule training. System was activated in late July. Policy for access to LPR system data has been posted to the PHHOA website.

Covenant Enforcement.

A participant expressed concern that they had not received a response to covenant violation complaints sent to the ARC. Board requested that such communications be forwarded to the Board at - paradisehillsboard@gmail.com

Motion to establish a separate covenant enforcement committee. Seconded. Vote 3-2

against with one abstaining. (Ross had left meeting prior to this agenda item).

Follow-up required on covenant violation notice previously sent to Monte Vista resident. Craig agreed to make contact and send notice.

Treasurer position

Request for Board member to take over Treasurer position, so that Craig does not have both President and Treasurer responsibilities. No Board members expressed interest / willingness to take over the Treasurer position.

Agenda items deferred to next meeting

Membership Communication

- o Directory & website update status*
- o Highway 40 – Bella Foundation re-zone*

Adjourn: Craig 9:10pm