

**Paradise Hills Homeowners Association**  
**December 6, 2021 / 6:30 pm / Online meeting**  
**Type of meeting: Board Meeting**

**Board Members:**

Present –

- Al Summerford, Director
- Craig Southorn, President
- Donna Carr, Director
- Karen Rutherford, Director
- Ashley Meyer, Secretary
- Monica DeGraff, Treasurer

Absent – Ross Williams, Vice President

**Participants:**

Lisa and Jeff Talcott, Alan Olson, Mary Jane Boll, Dawn Groeneweg, Skip Erickson, Britt Gaskell, Nigel Dick, Celia Alberts, David English, Penny Clarke, Maureen Hall, Shane & Arlene Hoon

**Call to Order:** Craig Southorn, 6:39pm

**Agenda Items:**

**Approval of Past Meeting Minutes 8/19/21**

Approved via email by board members

**Arc Committee**

ARC project status was provided to the board prior to the meeting. No issues.

**Financial**

Balances through 10/31/21 were shared with participants.

**Golden Discovery Center** (Hwy 40 / proposed special use permit)

Comments as far as what board will be saying at the 12/8 Jeffco Planning Commission meeting. Consensus of what message should be delivered; Fire risk, traffic, noise / activity, would insurance go up because of fire risk are top concerns. Craig will speak for the board stating our concerns. HOA members are encouraged to take advantage of the opportunity to speak as individuals as well.

**Water System**

Work on Sunrise Drive watermain replacement was started before Thanksgiving. Contractor is already 1/3 done. Their contract completion date is end of January. Project is moving along with no issues.

Closing on loan from Bank of Colorado will occur tomorrow (12/7).

**Common Areas / Out-lots**

Tree trimming on Paradise Road, to remove the overgrown hanging dead trees, will occur before the end of December. An additional phase of trimming / fire mitigation is included in the proposed 2022 budget. Donna request consideration of additional expenditures for “phase three” of the maintenance plan for trees in this area at the next board meeting. Britt requested the arborist’s report be posted for membership’s information.

**Budget Proposal / Water Budget**

Craig shared his screen and we reviewed the proposed 2022 budgets to be presented to membership for approval at the annual meeting in January. Two adjustments to budget. Motion to approve budget with adjustments, seconded, carried 6-0.

Reviewed water system budget as well. No issues from participants. Motion to approve budget, seconded, carried 6-0.

**Insurance and Legal**

Scott Albertson will be an ad hoc legal resource as needed for our HOA. We foresee initial engagement for advice on adopting a signage and flag policy (based on recent revisions to the CCOIA) and development of formal agreements with property owners connected to the PHHOA water system lateral but not part of the HOA.

**Annual Meeting**

Venue options – TBD. Date tentative for January 18, 2022.

Adjourn: Craig Southorn 7:58pm