

Paradise Hills HOA Board Meeting
October 13, 2021 | 6:30 pm | Online meeting

Board members present:

Al Summerford, Craig Southorn, Donna Carr, Karen Rutherford, Monica DeGraff

Board members not present: *Ashley Meyer, Ross Williams*

HOA member participants: *Ed Kleist*

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

Agenda Items:

Unanimous Board action since prior meeting

- *Approval of \$4,500 from reserves for tree trimming along Paradise Rd for safety reasons (\$3,500) and additional fence painting materials (\$1,000).*
- *Election of Monica DeGraff to take over Treasurer position for remainder of the year.*

Approval of previous meeting minutes (August 19) and agenda

Motion to approve, seconded. Vote 5-0 in favor.

Outlot Maintenance

- *At the request of the Board due to concerns over fire mitigation, disease / condition and safety issues related to the trees in the Paradise Rd outlots, Matt Shepayo from Preservation Tree Care provided a brief overview of his assessment of conditions and recommended maintenance program. "Phase 1" work to trim branches whose condition represents a safety risk was previously approved by the Board and is currently scheduled for December. Donna will work with Matt to further define proposed future trimming and maintenance work for consideration by Board. Based on projected lifespan of the existing plains cottonwoods, it was suggested that this might include planting replacement trees.*
- *Paradise Rd / Hwy 40 Fence – Painting of approx 60% completed by volunteers. Work remains to complete reinforcing of posts and attachment of rails in those sections. General agreement that the remaining portion facing Hwy 40 (east of Paradise) should be repainted next year, but community input is needed regarding the remaining less visible portions on east side of Paradise Rd. See Membership Communication item below.*

Financial

- *Board members received the September financial statements prior to the meeting. Expenses through Sept are at 103% of budget for general fund and 45% of budget for water system. Account balances at end of Sept are \$188k for water system reserve, and \$23k for general fund*
- *No questions from the Board.*

- *Monica and Craig to develop draft 2022 budget for review at the next Board meeting.*

Architectural Review Committee

- *ARC project review report was provided to the board prior to the meeting. The only ARC activity since last Board meeting was approval of submittal for a new residence at 525 Strada Rossa.*
- *It was noted that re-siding and repaint projects at 437 Monte Vista Rd & 399 Buffalo Bill Cir proceeded without submissions to the ARC. A reminder to the community was sent with the notice for this meeting.*

Water System

- *Sunrise Drive watermain replacement project was approved at the membership meeting on October 5th. Construction contract to be issued to John Noble, Inc. Craig to follow up with Bank of Colorado on finalizing loan. Start date dependent on delivery of pipe materials but targeting completion before end of the year.*
- *Contractor has received parts for hydrant extensions (six locations). Excavation and installation underway with anticipated completion by end of Oct. No other planned maintenance projects this year.*
- *Water system committee had initial meeting earlier this week. Current members are Al, Craig, Ed Kleist and Bruce Murdock. Still looking for an additional member.*
- *Agreements with non-HOA members – There are currently three properties connected to the water system that are not part of the HOA. The owners have typically paid HOA annual dues, but one property changed hands last year and we have not been able to obtain an acknowledgement of such obligation (or payment) from new owners. Motion was made to authorize limited legal expense for drafting an agreement to formalize these arrangements. Intent is for agreements to be recorded with the properties, making payment of HOA dues and any special assessments a condition for connection to the system. Motion seconded. Vote 5-0 in favor.*

Insurance & Legal

Karen contacted attorney Scott Albertson regarding possible representation of PHHOA and obtained proposed fee schedule. Albertson has represented several other HOAs in our area. Karen to distribute information received to the board.

Security & Safety

No incidents that would have warranted access to Flock database have occurred since previous meeting.

Covenants

- *Additional notice to be sent to property owner on Monte Vista (only partially responded to prior violation notice).*

- *Signage and flag policy – As discussed previously, due to recent changes to the CCOIA, covenants cannot prohibit non-commercial signage and flags, but the board may establish a reasonable policy limiting size and quantity. Karen to follow up with Scott Albertson for advice on what other HOAs he represents may have adopted.*

Strada Rossa development

No indication that an application for vacating a portion of the road has been submitted to Jeffco. Craig will contact developer for an update on status of his proposed agreement amongst the owners of the six lots.

Membership Communication

- *Suggestion was made to issue a survey to membership regarding preferences for fences, directory (paper vs. electronic vs. available on request, etc). Need board member to spearhead.*
- *Special use application for Hwy 40 property (Bella Foundation / former llama farm / Golden Discovery Center) – Next Jeffco Planning Commission meeting is October 27th. There is an opportunity for public comment, although this application is not on the published agenda for the meeting. Donna to attend a meeting on this topic at Mount Vernon Estates HOA (Oct 17th?) and report back to board.*

Annual Meeting

Board members indicated strong preference for in-person meeting (2nd or 3rd week in January) if COVID conditions allow. Need to follow up with Crystal Rose and MVCC on availability and costs.

Request was made to include reminder in these minutes that three Board positions will be open for election at the meeting and volunteers for ARC will be solicited.

Meeting Adjourned 8:05 pm