

Paradise Hills HOA Board Meeting
March 2, 2022 | 6:30 pm
Foothills Fire Lookout Mountain Station (+ limited Zoom)

Board members present:

Al Summerford, Ashley Meyer, Craig Southorn, Donna Carr, Karen Rutherford, Nafisa Hagmayer, Stella Hirsch

HOA member participants: *Britt Gaskell, Nigel Dick, Dave & Pati Stajcar, Bob & Renate Sterrett, Sally Hopper, ??*

Guest: *Alan Anderson, Chief – Foothills Fire*

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

Agenda Items:

1. **Foothills Fire** - Chief Anderson provided a briefing regarding options under consideration as part of planning for replacement of the Lookout Mountain station. Research indicates that PHHOA Outlot 164 (Paradise Rd & Hwy 40) could be a favorable location in terms of call history and response time. Having paid staff at that location (vs. Rainbow Hill) during daytime hours would improve response times for Paradise Hills and there are potential financial benefits to PHHOA.

Copies of the 1994 deed transferring this outlot to PHHOA were distributed to Board members. The deed restrictions appear to allow such a public use.

The Board agreed to research any other potential constraints and gauge HOA member's opinions on such use while FFR continues to evaluate and develop a specific proposal.

2. **Approval of Minutes for 2/17/22 Annual Membership Meeting** – Deferred pending advice from legal counsel as requested by two Board members.
3. **Election of Officers** - Officers for 2022 were elected as follows:
 - a. Secretary – Ashley Meyer
 - b. Vice President – Stella Hirsch
 - c. Treasurer – Nafisa Hagmayer
 - d. President – Craig Southorn
4. **ARC membership & Strada Rossa development**
 - a. Update on status of payment of water system connection fees and hydrant installation for Strada Rossa provided by Craig. Contractor reports this work is expected to be done for the three lots currently under construction before end of May. Fees must be paid and LMWD inspection scheduled before connecting to the PHHOA lateral.
 - b. Motion by Donna to require additional ARC follow-up for compliance with approved submittals, seconded by Karen. Motion withdrawn following discussion.
 - c. ARC membership was discussed. Current members are willing to continue their service on the committee. Number of members and individual appointees are at the discretion of the Board. There is no annual election process for ARC members.

5. **Water System** - Craig provided updates on the following:

- a. Sunrise Drive watermain replacement project is complete. Close-out of contract with John Noble, Inc pending gathering of final warranty documentation and final street sweeping. Use of contingency funds was not necessary and professional services costs were under budget, so overall costs are expected to be approximately \$50,000* less than the project budget approved by membership last year.
*[*subsequent to the meeting Jeffco has indicated they will require milling and overlay of asphalt for a portion of the street, which may increase project costs by ~\$30k].*
- b. Representatives from Paradise Hills are participating in discussions with a co-op group consisting of members from most of the other laterals connected to the Lookout Mountain Water District system. Focus is currently on 1) long term planning (primarily financing options) for eventual replacement of aging sections and 2) potential for LMWD take-over of certain laterals to provide access to more favorable financing options and consistent maintenance.
- c. Water system committee (Ed Kleist, Bruce Murdoch, Craig Southorn, Al Summerford, Rick Hagmayer) has been appointed to advise the board. Primary objectives this year will be defining on-going maintenance program and options being discussed by the LMWD lateral co-op.

6. **Outlots maintenance**

- a. Plan for additional tree maintenance and potential plantings "Phase 2" adjacent to Paradise Rd discussed. "Phase one" trimming for safety and fire mitigation was completed in December.
- b. Potentially hazardous tree (corner of Paradise & Cabrini?, not on HOA outlot) noted by a member.
- c. Mowing / weed control contracts – Donna to obtain quotes and share with Board.
- d. Craig to forward insurance and indemnification language that our insurers are asking to be included in any vendor contracts.

7. **LPR camera system**

- a. Per adopted policy, there are to be two administrators (Board members, only individuals with access) appointed each year. Donna agreed to continue in that role. No other volunteers currently. Donna will verify former administrator no longer has access.
- b. Budget / funding – Discussion deferred pending advice from legal counsel as requested by two Board members (see #2 above).
- c. No incidents that would have justified access to the system data have occurred since last meeting.

8. **PHHOA directory** –

- a. Agreement that members must provide "opt-in" approval before we include e-mail and/or phone number information in a directory. Karen has approximately 100 such sign-offs from earlier mailing.

- b. Decision to be made on printing vs. on-line only directory to be made at next Board meeting.

9. Legal

- a. Signage & flag policy – Example (Genessee) distributed. Stella agreed to develop a draft for potential approval / adoption at next board meeting.
- b. Motions made by Stella and Craig to 1) require any communication by Board members with legal counsel on PHHOA topics be shared with all Board members, and 2) require Board action / approval prior to engaging counsel and incurring legal fees. Both seconded and approved by 6-0 vote [Al had to leave prior to this agenda item].
- c. Per direction at last board meeting, Craig contacted Scott Albertson regarding assessment / dues agreements with non-HOA property owners connected to the PHHOA lateral water system. Motion by Craig to authorize Albertson to draft agreement and contact the owners of the three subject properties. Seconded and approved by 6-0 vote.

10. Other business

- a. Motion by Donna to authorize \$500 donation to CARE. Seconded. Rejected by 4-2 vote pending resolution of other budget items.