

Paradise Hills HOA Board Meeting
May 17, 2022 | 6:00 pm | Online meeting

Participants:

Board Members present –

Donna Carr, Nafisa Bringe, Stella Hirsch, Ashley Meyer, Karen Rutherford, Craig Southorn

HOA members present -

Lisa Fray, Bruck Marvick, Connie Bargas, Sally Hopper, Pati & Dave Stajcar, Jeff Talcott, Maureen Hall, Deb Carney, Elizabeth Johnson, Michele Lawrence, Scott Alper, Brian __, Kelly Brooks, Suzana __, Linda __, Tera Koentges.

Call to Order: Craig Southorn, 6:01pm

- **Foothills Fire** – Chief Anderson followed up on discussion from last meeting regarding planning process for replacement of the Lookout Mountain station, and the possibility of building a new station on empty HOA outlot 164 at Highway 40 & Paradise Road. Motion approved to contact Mountain Area Land Trust for their concurrence that this would be an acceptable use under deed restrictions, and to allow exploratory digging / test pits. This is very early in the planning stages, with no specific proposal yet from Foothills Fire. To be reviewed further with members before any specific action taken.
- **Treasurer's report** – April financial statements were reviewed. 72% of dues have been paid thru April. Second notices being sent.
- **ARC report** – No report from the ARC as members were unable to attend. Reminder regarding monthly status reports to be sent to ARC.
- **Summer Events (July 4 parade, other social event?)** – Motion approved for up to \$250 expenses for 4th of July Parade. TJ & Deb Carney have once again graciously offered to host the post-parade get together. Fall Clean up event and more social events were suggested.
- **Membership Communication** – Fire mitigation, weed control, RV parking (restricted on lots subject to Ridges covenants) were discussed. Flyer regarding these items will be e-mailed out to community. CARE is looking into opportunities for grants for fire mitigation along escape routes.
- **Strada Rossa development**
 - Water system connections status & fees due + added hydrant – Preconstruction meeting scheduled for 5/23 with the developer's civil engineer & contractor and LMWD engineer. Craig Southorn will attend on behalf of PHHOA. Three service connections and the hydrant extension will be completed during one shutdown period. Configuration of the existing system will allow the applicable section to be shut down without affecting service to other homes. PHHOA connection fees (\$7,500/ea) must be paid before this work will be allowed to proceed.
- **Water system committee report**
 - Sunrise Drive replacement – paving mill & overlay to meet Jeffco requirements scheduled for May 20th & 21st. Final total costs anticipated to be approximately \$230,000 vs. \$261,000 approved budget.
 - Reserve study – committee is developing a financial cost model as the first step in a reserve study to address long term planning for replacement of aging sections of the PHHOA-owned lateral water system.

- Hydrant maintenance – all have been serviced, painting of two that were missed has been completed.
- **Outlots maintenance**
 - Motion made to proceed with additional tree trimming / fire mitigation at outlots along Paradise Rd. per Preservation Tree Care “phase 2” proposal (\$3,750 for one day with crew of three & equipment). Tabled pending resolution of concerns over current budget deficit and confirmation of potential donations.
 - Mowing and weed control – Motion approved to expend up to \$1,650 for outlot mowing (2X) and weed control. Donna is securing additional proposals.
- **LPR camera system** – No incidents reported which would have initiated review of system data. Budget discussion deferred until further information on potential donations to address overall shortfall is received.
- **PHHOA directory - assembly & distribution** – Some neighbors have stated they want a printed copy. Karen is working on finalizing the data and determining costs for mailing.
- **Short term rentals** – Drafting a potential covenant amendment regarding STR limitations for discussion with HOA members. Distinction to be made between owner-occupied vs. absentee owner. Research required on voting requirements to formalize such an amendment.
- **CARE donation** - Motion for \$100 donation to CARE approved. Discussion on who / how PHHOA delegate to CARE is determined. Website link to be included in minutes - <http://www.carejeffco.org/>
- **Legal**
 - Signage & flag policy – Motion to adopt the signage and flag policy draft (attached) was approved. Adjust language to clarify sign size limitation (2x4) vs. standard flag size (3x5). Will be posted to PHHOA website.
 - Assessment / dues agreements with non-HOA property owners connected to PHHOA lateral – follow up with attorney to draft letter / proposal to the three subject property owners.

Meeting adjourned 8:19pm