

Paradise Hills HOA Board Meeting Minutes

July 19, 2022 | 7:30 pm | Online meeting

Directors present - Al Summerford, Craig Southorn, Donna Carr, Karen Rutherford, Ashley Meyer, Nafisa Bringe, Stella Hirsch

Attendees - *PHHOA members:*

Nigel Dick, Pati Stajcar, Kelly Brooks, Mary Snyder, Kyle Vaughn, Ed Kleist, Scott Alper, Jane Wilson, Tim Maestas, Jeff Talcott, David English, Michelle Lawrence

Guest: Matt Shepayo – Preservation Tree Care

Call to Order: Craig Southorn, 7:32pm

- ***Foothills Fire*** – *follow up on discussion from last meeting regarding FFR proposal for potential use of PHHOA Outlot 164 for replacement of the Lookout Mountain station. No board action, just update on the topic. Board to follow-up with FFR to finalize specifics of proposal to be presented to membership for vote. Craig to confirm requirements for voting process with HOA legal counsel.*
 - ***Treasurer's report***
 - *Delinquent dues collection:*
 - *Nafisa to work with Sandy Harnagel on follow-up communication to those members over-due on 2022 payments.*
 - *Discussion on processes for collection of dues from those members with delinquencies >1 year. Liens have been filed. By-laws provide option for termination of water service.*
 - *Electronic payment system - Nafisa volunteered to research options for electronic payment of dues.*
 - *Expenditure authorizations - Motion to approve expenditures per 5/30/22 e-mail circulated to Board members following discussion at May meeting, generally including the following to stay within 2022 operating budget:*
 - *Receipt of \$2,800 donation (confirmed)*
 - *Limit total expense for outlot and fence maintenance to \$4,900.*
 - *Limit expense for July 4 event and CARE donation (both approved at last meeting) to \$250 and \$100 respectively.*
 - *Authorize costs for printing and mailing hard copies of the directory up to \$500*
 - *Authorize payment of Flock invoice for the second year of the executed LPR system contract. In setting the budget for 2023 the Board will need to assess members' opinions, effectiveness and need for the system in deciding whether to extend the contract and how to find room in the budget if continued.*
- Motion seconded and approved 6-1.*
- ***ARC report*** – *Circulated separately to Board members, no discussion.*

- **Covenant Enforcement** – Discussion only, no Board action.
- **Strada Rossa development** – Still waiting on payment of lateral connection fees (\$22,500... received 7/28/22), and additional documentation required for LMWD approval before developer can complete water connections to the three residences under construction and new hydrant extension.
- **Water system committee report**
 - Sunrise Drive replacement project complete, under budget. Final payment / retainage due to contractor.
 - Follow up on informal reserve study / financial projection required.
- **Outlots maintenance** – Matt from Preservation Tree Care spoke about the tree trimming work that has been done so far within the outlots along Paradise Road. “Phase Two” was completed in June. Expenditure for this phase was not approved by the Board but was authorized by an individual Board member. Board directed Treasurer to work with the contractor and individual Board member to resolve, including additional work not completed in the area directed. Board agreed that no additional expenditures for tree trimming are to be authorized this year.
- **LPR camera system** – Discussion / comments from Board and HOA members. No Board action.
- **PHHOA directory - assembly & distribution** – Karen is leading this effort and anticipates distribution in August.
- **Legal** – Follow up required on topics below:
 - Attorney communication and letter to homeowners re: assessment / dues agreements with non-HOA property owners (three each) connected to PHHOA lateral. Craig to follow-up.
 - Process for by-law amendment limiting short term rentals. Comments from Board members regarding necessity of distinction between “whole house / absentee owner” rentals and rentals of portions of owner-occupied dwellings. Stella to follow-up.
- **Schedule for remaining 2022 meetings**
 - Sept 29 and Nov 8 next HOA meetings

Meeting adjourned 9:10pm