

PHHOA 8/11/22 Meeting Notes

Attendees – Al, Craig, Karen, Donna and Chief Anderson in person. Ashley and Nafisa via Zoom. Stella was not able to attend.

Agenda – Pending proposal from FFPD regarding use of Lot 164 for fire station

Discussion items –

- Chief Anderson described reasons why FFPD views this lot as an ideal location for improved service and response times throughout the District. This location would move full-time staffing approx. six miles closer to the Paradise Hills neighborhood. Other options are Rainbow Hill Rd (poor location) or Lookout Mountain Rd (lot too small for projected need).
- Reviewed response from MALT regarding deed restrictions. Deed restrictions run with the land and would continue to apply if sold. Lot would remain part of the Paradise Hills subdivision, and zoning would not change..
- Distribute limited / preliminary geo-tech investigation report from Martinez Associates. (This has been posted to the PHHOA website)
- Discussion on items that would need to be considered as part of any potential transaction
 - Appraisal to address members questions about value of the lot. Craig to reach out to appraisers to obtain an independent assessment. *[side note – if current Board doesn't like the one provided, then another should be solicited]*
 - Connection to PHHOA water system – if allowed, FFPD would be responsible for connection fees per policy all costs of physical construction, and future maintenance of the branch line.
 - Restrictions on fire department operations such as noisy or potentially disruptive outdoor training activities, storage, etc
 - FFPD responsibility for obtaining any government approvals, access agreements, etc.
 - Preservation of existing drainage areas and trees on north and east side of lot.
 - Appropriate architectural design for compatibility with the neighborhood.
- Procedure for membership vote. Understanding from Board discussion with counsel (Lindsay Smith) in March, is that any potential sale or long-term lease would require approval of majority of membership. Craig to request confirmation and review of voting procedure from Lindsay. Questions re: proxy use / procedure. Request Sandy H serve as the third-party vote collector / tabulator.

Board action – Motion by Craig to present FFPD proposal to membership for vote, but not until receipt of appraisers report and adequate specifics of proposal (including financial consideration) from FFPD. Seconded by Al. Approved 6-0.

**Karen Rutherford and Donna Carr did not approve these meeting minutes as they felt this was not a formal board meeting so no notes should have not been taken nor distributed to the community and that these notes are one sided. Karen and Donna state no formal vote was taken. The 4 other board members (Al, Craig, Nafisa & Ashley) recollection in attendance state a vote was taken.*