

Paradise Hills Board Meeting

September 29, 2022 | 7:30 pm | Online meeting

Type of meeting: Board Meeting

Participants:

Tera, Pati Stajar, Kelly Brooks, Mary Snyder, Jerry's Iphone, Elaine's Iphone, John Sattler, Michelle Lawrence, Susan M, Nate Schneider, David English, Scott Alper.

Call to Order: Craig Southorn, 7:35pm

Al Summerford – Voting Director

Craig Southorn – President

Donna Carr – Voting Director

Karen Rutherford – Voting Director

Ashley Meyer – Secretary

Nafisa Bringe – Treasurer

Stella Hirsch – Vice President

Paradise Hills HOA Board Meeting Agenda

- **Confirm Agenda - Karen and Al were not in attendance for this meeting**
- **Prior meeting minutes approval** – Minutes approved by board via this call 4-1 vote.
 - August 11 notes to be distributed.
- **Treasurer's report**
 - August financial reports distributed to Board members.
 - Water system savings account investment. \$241k balance. Nafisa to research options for (CDs?) for investment income. Need to keep ~\$50k in liquid account.
- **ARC report** – No new applications have been submitted. ARC report was sent over to board prior to this meeting for review. Question around landscaping and irrigation system for a house in our HOA.
- **Foothills Fire proposal (Outlot 164)**
 - Membership vote procedure & messaging – Discussion around collecting ballots from all members and verbiage around what would be sent out to the neighborhood.
 - Concerns around layout, look, water tap, traffic, etc that needs to be addressed
 - Comments from community regarding Craig's participation. Craig stated he is not a director or officer of FFPD and has no authority within FFPD on actions related to the proposal, however he will recuse himself from any future PHHOA Board vote or negotiation regarding the proposal, but also rejected suggestion that he should not be allowed to participate in discussions on the matter or vote as a PHHOA member.

- o *Motion approved by board to distribute info to the community and then a meeting will be held to discuss all info. Approved 5-0 via this call.*
- o *Appraisal info - Appraiser report was distributed to Board members, to be posted to website.*

- ***Strada Rossa development***

- o *Water system connections - Connection fees paid for three lots currently under construction. Anticipated completion of connections and added hydrant in October.*
- o *Street vacation / gate – concerns about gate going up for these houses. Nothing had been submitted to Jefferson County.*

- ***Water system***

- o *Sunrise Drive replacement – final cost summary & contract closeout (release of retainage to contractor) – 20K in retainage that needs to be submitted to the contractor. \$251 final cost for this project, came under budget \$36K.*
- o *Reserve study to be put together by the water committee.*

- ***Outlots maintenance***

- ***Legal***

- o *By-law amendment for short term rentals – Stella will type up language for the HOA were everyone can discuss this topic at hand. Elaine has volunteered to be on a committee for this topic.*
- o *Assessment / dues agreements with non-HOA property owners connected to PHHOA lateral.*

Meeting Adjourned: Craig Southorn, 9:02pm

**Donna Carr did not approve the verbiage of these minutes. No suggestions to edit were made by Donna during our live 11.14.22 board meeting. Karen was not in attendance at the 9.29 meeting but did not approve the minutes on the 11.14.22 call. Minutes approved by Ashley, Stella, Nafisa.*