

# Paradise Hills Homeowner's Association

## 2021 Annual Meeting Minutes

**Date:** 01/28/2021

**Board Members Present:**

**Guests Present:** See attached Sheet

Shawn Meyer, President  
Dennis Whitmer, Vice President  
Steve Swain, Secretary  
Craig Southorn, Treasurer  
Donna Carr, Voting Director  
Michele Lawrence, Voting Director

**Call To Order: 6:35PM**

**Agenda Items:**

**Introduction - Shawn Meyer**

**Structure of the meeting and voting process - Shawn Meyer**

Shawn indicated that to maintain order all attendees should remain muted and raise their hand using the Zoom reactions feature and wait to be recognized before speaking. It was also decided that voting would be done using the raised hand feature on Zoom.

Shawn indicated that he had 5 proxy votes, received via email, assigned to Ashley Meyer and no others.

**Board Member status and Open positions - Shawn Meyer**

Shawn introduced all board members present and informed the membership of their present status.

- Shawn Meyer – 2020 President - Completed the 2<sup>nd</sup> year of a 3 year term
- Dennis Whitmer – 2020 Vice President - Completed the 2<sup>nd</sup> year of a 3 year term
- Craig Southorn – 2020 Treasurer - Completed the 1st year of a 3 year term
- Steve Swain – 2020 Secretary – Finished a 3 year term and will not be running for reelection. This position will be voted on later in this meeting
- Al Summerford – Voting Director - Completed the 2<sup>nd</sup> year of a 3 year term
- Donna Carr - Voting Director - Completed the 1st year of a 3 year term

- Michelle Lawrence - Voting Director – Leaving the board after 1st year of a 3 year term. This position will be filled by the board to serve the remainder of the term.

### **Water System Update - Craig Southorn**

Craig provided the following recap of the water system activities during the past year:

- Operational and flow testing completed on all fire hydrants.
- Mechanical issues were found on 3 hydrants and are being repaired. Pressure reducing valves failed and all six were replaced or rebuilt.
- Several isolation valves found to have deficiencies and one was replaced.
- Seven hydrants were found to have inadequate clearance for the nozzles so, this will need to be addressed in the future.
- Four leaks on Sunrise Drive were repaired.
- Hydrants were painted and color coded for flow rates.
- Fire District's data base was updated.

Work on the water system planned for 2021 includes:

- Operational testing of fire hydrants
- Adding extensions to hydrants with inadequate ground clearance.
- Work on replacement of water line in Sunrise Drive, including developing construction documents and identifying financing options for the project.

Craig also reviewed the history and issues relating to the Sunrise Drive water line.

### **Financials/Budgets- Craig Southorn**

Craig provided the current and projected reserves for both the operating and water system budgets. Reserves at the end of 2020 were as follows:

- Operating Budget - \$21,304
- Water System Budget - \$105,542

He then went on to describe the budgets that were sent out to the membership.

### **Vote on Proposed budget(s) - Shawn Meyer/Steve Swain**

There was a request to accept the 2012 budgets that had been approved by the board. Britt Gaskell proposed that the water system assessment be increased by \$100/year. After a short discussion, she withdrew that proposal and a vote was taken. The presented 2021 Operating Budget and Water System Repair and Renewal Budget (without the Sunrise Drive replacement project) were overwhelmingly approved by the members present.

It was noted that if the board decided to proceed with the Sunrise Drive water line replacement project during the coming year, they would get approval from the membership in a special meeting.

### **Significant community activity Shawn Meyer**

Shawn recognized the following individuals for contributions to the community.

Dan & Ginger Summers – Weed cleanup and control

Don D'Antuono and many unnamed volunteers – Fall cleanup

Karen Rutherford and group – Speed mitigation efforts

Steve Swain and Janet Tyrell-Ead – Participation in LMWD Co-op

### **Volunteer recognitions All Members**

In addition to those acknowledged above, the following individuals were recognized for their volunteer efforts for the board.

Craig Southern –Water system testing and repair. Water line replacement project.

ARC Committee

### **Arc Committee Update Shawn Meyer/Arc Members**

The current members of the Arc Committee were introduced:

Brit Gaskell, Chairperson

Nigel Dick

Bruce Murdock

Britt reported that the ARC has approved plans for two new homes on Strada Rosa and is expecting a third submittal soon. In response to a question from Donna Carr, Britt explained the process for the ARC approval of a new home. She also informed the group that the ARC has approved a number of smaller submittals over the past year and the typical turnaround time was 9 days.

Attendees were also reminded that they must get ARC approval before making any significant changes to the exterior of their homes and property in the HOA. A form to request a review can be found on the PHHOA web site.

### **New Board member introduction Shawn Meyer**

Ashley Meyer and Karen Rutherford volunteered for the vacant board position and had an opportunity to introduce themselves to the attendees.

### **Election of New Board Members Shawn Meyer**

Ashley Meyer was put up for vote first and received a majority of the votes (29) so, no further votes were necessary. Karen Rutherford will be considered by the board for the midterm position vacated due to a resignation.

### **Open discussion from participants Shawn Meyer**

TJ Carney pointed out that the Foothills Fire Protection District issued an update to their Community Wildfire Protection Plan in December 2020. This plan shows that the Paradise Hills community is in a hazard zone L which is considered low risk.

There was also a discussion of the zoning change request for the llama farm on US 40. Shawn indicated that because this property is not in our HOA and he has no way of knowing how the membership as a whole stands on this, the HOA has not taken an official stand on this issue.

**Meeting Adjourned: 8:30PM**

**Acronyms**

ARC	Architectural Review Committee
CARE	Canyon Area Residents for the Environment
LOC	Line of Credit
LMWD	Lookout Mountain Water District
PHHOA or HOA	Paradise Hills Homeowners Association

Respectfully submitted,

Steve Swain