

Paradise Hills Homeowners' Association

Regular Board Meeting Minutes

Meeting & Date: July 22, 2017
Graf home, 248 Dekker Drive

Board Members Present:

Wes Graf, President
T.J. Carney, Vice President
Ned Aldrich, Member
Liz Cameron, Treasurer
Jill Sangster, Secretary

Non Board Members Present:

Bill Taylor, resident
Steve Swain, resident
Britt Gaskell, resident, potential Board Member
Bob Sterrett, resident, potential Board Member

Called to Order: 10:03 am by Wes Graf:

Approval of Minutes

A motion was made and seconded that the March 2017 minutes be approved. A show of hands was requested. Based on the show of hands for the motion, the motion passed.

Weed Spraying

Ned Aldrich investigated possible reimbursement for spurge from Jefferson County. The county discontinued the program at this time.

New Board Members

A motion was made to add Britt Gaskell to the Board, Bob Sterrett to the Board and Steve Swain as a non-voting Board member. Britt would replace Laura Elliot, whose term was 2017-2019. Bob Sterrett's term will be 2017-2019. A show of hands was requested. Based on the show of hands for the motion, the motion passed.

Coors-Bass Property

The Coors-Bass property is not in the HOA, however they are on the HOA's water system. The Coor-Bass property is paying \$400 per year to be on the water system.

WATYR NEVADA LLC

Bill Taylor attended the meeting to discuss options for water lines to the 6 lots he owns. He is considering completing a loop from Cabrini to Monte Vista. He is also considering assigning ownership of the loop to the PHHOA. At this point, he is undecided and will not have a decision in the near future.

A motion was made to offer Bill Taylors each connection fee for \$5,000, the rate when Bill Taylor purchased the lots in 2016. Bill Taylor must inform the Board by December 24, 2017 of his decision and pay by January 31, 2018. After December 24, 2017, for any connection fees not purchased, each lot must pay the full price fee of \$7,500 when they connect to the PHHOA water system. For the \$5,000 connection fees purchased, Bill Taylor may assign those connections as he sees fit. A show of hands was requested. Based on the show of hands for the motion, the motion passed.

PHHOA Homeowners on Well Water

There are two homeowners on well water that requested to pay lower HOA fees. Please refer to the January 2017 Special Board Meeting Minutes. The Board offered the homeowners to pay half of the past dues, and the full amount of the future dues. One homeowner agreed to the offer. The other homeowner did not agree to the offer.

A motion was made to send the delinquent homeowner a letter stating that the homeowner needs to pay their overdue annual dues of \$450 plus interest with a payment deadline of December 31, 2017. If the homeowner does not agree to pay the delinquent dues, the PHHOA Board will place a lien on the property in the first quarter of 2018. Sandy Harnagle, the PHHOA accountant, will file the paperwork to place the lien on the property. Sandy is to send a registered letter to the homeowner stating the above.

Before the 8% is used for the delinquent payment calculation, check with Sandy Harnagel for any interest rate used on late annual dues payments. (Jill emailed Sandy 7/22/17)

Fence Repair and Maintenance

Dean Snyder and his volunteers began fence repair this month.

Pollock Subdivision

A motion was made to treat the homes in the Pollock subdivision as being fully accepted into the HOA. Units 1, 2, and 4 voted yes to include them in the subdivision. The homes surrounding the Pollock subdivision voted to include them in the HOA. Sandy is to bill these homes as if they were in the HOA. (Jill emailed Sandy this information on 7/22/17)

PHHOA Responsibilities and Organization

Britt Gaskell volunteered to set up email addresses for each Board member and an online Drop Box for storing HOA files.

Meeting Adjourned: 11:28 am

Acronyms

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

Respectfully submitted,

Jill Sangster