

# Paradise Hills Homeowners' Association

## *2018 Annual Board Meeting Minutes*

**Meeting & Date:** January 25, 2018  
Crystal Rose, 636 Lookout Mountain Road

**Board Members Present:**

T.J. Carney, Vice-President  
Liz Cameron, Treasurer  
Britt Gaskell, Member  
Bob Sterrett, Member  
Jill Sangster, Secretary

**Board Members no Present:**

Wes Graf, President  
Ned Aldrich, Member

**Number of Class I Members Present**

27

**Called to Order: 6:50 pm by T.J. Carney**

**Election of Board Members**

The Board requests a Board member to serve the term (2018-2020). Wes Graf's term was up, and decided not to continue on the Board. Jessica Jobe was elected to serve a three-year term (2018-2020).

**Jefferson County (JeffCo) Sheriff's Office**

The officer suggested that home owners consider joining the following:

Nextdoor.com – the officer posts about crime patterns – to warn residents ([www.nextdoor.com/](http://www.nextdoor.com/)) If you suspect a crime, call the police. The police cannot see what you post on nextdoor.com, they can only send out notifications.

Smart911 – to have your personal information logged (<https://www.smart911.com/>)

CrimeReport.com - The Crime Reports Map holds 2 weeks of data with case number and the type of crime.

CodeRed – reverse 911.

Cell phone tracking – they cannot get your address unless you link your address to your phone number. You can do it through your carrier (Verizone, ATT, etc).

Mailbox break-ins are seasonal and tend to occur over the holidays. Consider a locked mailbox, check your mail everyday, and stop your mail when you are out of town.

Traffic and speeding are issues in the area.

Vacation – if you go on vacation, you can let the police know and they will drive by your house daily, if an officer is available. Sometimes they walk the perimeter.

**2018 Budget**

Sandy Harnagel provided a summary of the 2017 year end financials and the 2018 budget. During year 2017, there was 1 water line break costing the HOA approximately \$18,000. The HOA has approximately \$10,000 left in our accounts. A motion to accept the proposed budget was moved, seconded and approved by those in attendance, based on the show of hands.

### **Annual Dues**

As recommended by the Board of Directors, a motion was made and seconded that the PHHOA annual dues be maintained at \$500 with \$400 of that going toward the Water System Upgrade Project debt and increasing the depleted reserves. The reserves are the lowest they have been in approximately 30 years due to water breaks. A show of hands was requested. Based on the show of hands for the motion and amendment, the motion passed.

### **Water System Upgrades**

The water system is being upgraded in phases based on the age of the system and to spread out the costs to homeowners. At the 2019 Annual Board Meeting, the Board will present any findings on the water system upgrade including plans, costs and funding known at that time.

### **Architectural Review Committee (ARC)**

ARC could not make it, they both have the flu.

### **Covenants: Ballots and Voting**

T.J. Carney provided a summary of the ballot requests. Unit 1 is the oldest part of the HOA and includes part of Dekker and Crestview. Unit 2 includes Dekker, Paradise and Lamb Lane. Unit 3 includes east Paradise, the south ridge and below the hill. Unit 4 was filled in with Paradise Circle, Lookout Mountain Circle and Charros. Unit 5 is the Ridges including Paradise to Charros, and is also part of Unit 3. Unit 6 is/will be Polack subdivision.

One of the ballot requests was to include the Polak subdivision in the HOA. The surrounding units, Units 1, 2, and 4 voted to include those lots. The Board voted to include the Polak subdivision in the HOA because the surrounding units supported it. Unit 3 has not turned in enough votes.

The Covenants need to be updated and the Board is requesting a volunteer from each Unit to be on the committee. Please contact T.J. Carney to participate.

### **CARE**

Deb Carney provided an update on CARE and issues important to the surrounding neighborhoods. Concerns include:

Fire Mitigation: Fire mitigation needs to be done. There is concern that some homes may not have insurance. The dead wood along the Enchanted trail is a concern, but there is little grant money available right now to take care of it.

Short Term Rentals: Short-term rentals may be a problem. An existing short-term rental at 97 Lookout Mountain Road has been an issue with bonfires and noise. Unless HOAs create covenants, the HOA cannot stop the short-term rentals. A short-term rental is any rental less than 30 days in length.

Weeds: Marta Schreiner has been helping with the weeds. CARE is working with JeffCo on Apex, open space, and along highways.

Wind Mills: JeffCo is revising the zoning laws to allow any size of windmill, anywhere. CARE filed an objection based on aesthetics, bird kill and noise.

**Volunteers of the Year**

Volunteer of the year went to six people that helped with the fence: Dean Snyder, Tim Maestas, Susan Marcus, Thomas Jessvin, Lalo Diaz, and Henry Doan.

**Meeting Adjourned: 8:04 pm**

**Acronyms**

PHHOA/HOA	Paradise Hills Homeowners Association
ARC	Architectural Review Committee
CARE	Canyon Area Residents for the Environment

Respectfully submitted,

Jill Sangster