

## **Paradise Hills Board Meeting Minutes**

***November 14, 2022 / 7:30 pm / Online meeting***

### **Type of meeting: Board Meeting**

Call to Order: Stella Hirsch, 6:35pm ; Meeting Adjourned : Stella Hirsch 9:17pm

Al Summerford – Voting Director

Donna Carr – Voting Director

Karen Rutherford – Voting Director

Ashley Meyer – Secretary

Nafisa Bringe – Treasurer

Stella Hirsch – Vice President/President

### **Paradise Hills HOA Board Meeting Minutes**

#### **Confirm Agenda**

- Prior meeting minutes approval – Motion to approve the minutes from 9.29.22. Motion approved 4-2. Prior meeting minutes will be approved and distributed. Karen and Donna did not approve the meeting minutes that were distributed on 11.2.22.

#### **Conduct of Meetings**

- Use of Robert's Rules of Order – Meeting will be recorded and participants will be asked to speak in order

#### **Board Composition, Election of New Officers**

- President's Resignation Received effective 10/13/22 – term does end in Jan of 2023 so the vacancy would only be filled for a couple months. Motion to fill Craigs role till term approved 4-2. Britt and Dave have volunteered. Split vote 3-3. Motion to table till annual meeting. Motion approved by all board members
- Filling the vacancy for the unexpired officer term PHHOA Bylaws 7.4
- Filling the vacancy for the Board Position PHHOA Bylaws 6.5

#### **Treasurer's report**

- Delinquent dues collection – have collected to almost all outstanding dues. Went from 11 to only 1 left to collect for 2022
- Interest Charges for Unpaid Dues - One homeowner is disputing the interest from over past years dues. Motion to reach out to our attorney to clarify the interest rates that should be charged for delinquent dues. Motion approved 5-1

#### **ARC report**

- No new reports received by ARC since last meeting

### Outlot 164

- Foothills Fire Proposal – The board submitted an email to the FFD to see if lot 164 is still of interest. They will provide a response hopefully by 11/18
- Summary of History To Date - Stella recapped background of how about 164 came about and what dates the HOA discussed this topic with the community

Outlots Maintenance – nothing to report

### Legal

- By-law amendment for short term rentals will be discussed at the annual meeting
- Assessment / dues agreements with non-HOA property owners connected to PHHOA lateral
- Amendments that may be required by HB22-1137 - Hold off till next year to differ the spending on these amendments that as ah HOA we can stay in compliance for Colorado law. Motion that we do not do anything regarding this amendments till the legislature clarification is final. Motion approved 6-0
- Sign/Flag Policy, procedures for adoption and communication to Membership – will circulate the language to the community. Was adopted during the 7.19.22 meeting
- Legal Communications Policy
- Policy for expenditures by Board Members – Phase 2 tree trimming was not approved by board members yet it was completed. Ashley motion to have Donna resign or removed, was not seconded

Attendees below:

