

Paradise Hills Homeowners Association

<http://www.paradisehillshoa.org/>

paradisehillsboard@gmail.com

Annual Meeting Minutes

January 30, 2023 6:30pm MDT

Board Members in Attendance:

Stella Hirsch, Acting President

Ashley Meyer, Secretary

Nafisa Bringe, Treasurer

Al Summerford, Voting Member

Donna Carr, Voting Member

Board Member Absent:

Karen Rutherford

Meeting called to order by Stella Hirsch, Acting President, 6:49pm

1. **Confirm Agenda** - Agenda approved unanimously by Board and confirmed by Stella Hirsch
2. **Financial**
 - Presentation of the budget by Nafisa Bringe, Treasurer
 - a. Nafisa went over the 2023 budget that was approved by the PHHOA Board of Directors on 12/15/22. As of the end of 2022, the outstanding principal of the \$184K loan taken out in 2021 for the replacement of the waterline on Sunrise is \$152,000.
 - b. Stella asked if there was a community motion to veto the budget. There was no motion to veto the budget.
 - Electronic dues payment – dues now can be paid via venmo - Sandy Harnagel, will send out information
 - Review of late payment policy: penalty for late payment of dues now 8%
 -
3. **Legal**
 - Proposed Sign/Flag policy presented by Stella Hirsch followed by community discussion. Community vetoed the proposed policy by acclamation. The board will consider drafting a policy reflecting the community's input if different from policy already in place (ie prohibiting commercial signage, if this is not already in place).

- Suggestion to consider not adopting a new amendment to sign/flag covenants which would render the current covenant void under Colorado law
- Review of new regulations impacting the community presented by Stella Hirsch- Stella discussed these new regulations. In accordance with recommendation from the HOA's legal counsel, the board decided to hold off on any covenant or bylaw amendments as the laws are being revised and there may be more clarity later in the year.
- HOA attorney update - Stella Hirsch restated what was said in the email that went out to the community on 1/23/23 that the HOA attorney, Lindsay Smith, had resigned, and answered community questions on this topic

4. Community Events and Involvement

- Upcoming events and call for volunteers - Spring and Autumn spring clean up
- Spring, Summer - July 4th, Fall, Winter event ideas - Ashley Meyer will email out to the community information about upcoming events once they have been decided
- Waterline committee - looking for volunteers – community and former Board members asked to send any relevant documents in their possession to Ashley Meyer, Secretary; community and former board members also were asked by Stella Hirsch to forward other PHHOA documents still in their possession
- Other potential committees
- HOA Property Management Info – Ashley Meyer presented info she had assembled; Ashley Meyer agreed there would be no further follow up on this topic

5. Filling of Vacant Board Positions

- Three Board vacancy positions available
 - a. Community election for two new Board members to take on new three year terms to replace the expired terms of Craig Southorn, former President who resigned October 2022 and Karen Rutherford
 - b. Stella Hirsch resigned with two years remaining of her term. There was community discussion about who votes on her replacement.
- Call for volunteers/nominations for new Board member
- Candidate presentations - Pati Stajcar, Susan Marcus, Gabrielle Post and Cynthia Markham gave statements around why they wanted to be on the board
- Election of New Board Members

- Pati Stajcar and Susan Marcus voted by the community onto board, for new three year terms through the end of 2025
- Gabrielle Post voted by the board to complete the remaining two years of Stella Hirsch's term through the end of 2024
- ARC Positions - Matter not discussed due to time constraints

Meeting Adjourned: 9:06 pm

Questions that came up that were tabled to be discussed in future meetings:

Questions around LPR cameras: Has it been effective, how will it be paid for if renewed when the contract is up the end of June 2023?

Questions around Water Line debt, what is our remaining balance and when will it be paid off?

*Community Members in attendance, in person and via Zoom see below

In Person:

Pati Stajar	Stewart Edwards
Mary Jane Boll	Bruce Murduck
Susan Marcus	Mary Snyder
Brian Smith	Joshua Hirsch
Elaine O'Reily	
Laura Forres	
Sandra Nye	
Sam Johnson	
Lisa Fry	
Richard Vassallo	
Patricia Roberts	
Ned Aldrich	
David Boyd	
Karen Keating	
Tim Mastis	
Don Dalpozzo	
Kelly Brooks	
Marta Schreiner	
Brian Smith	
Robert Storrs	
Cynthia Swain	
Sherry Rogers	
Sally Hopper	
Renate Sterrate	
Ed and Lisa Keist	
Cyntnia Markham	
Ron Mufi	
TJ Carney	
Tim Ross	
Paul Koentgez	

Zoom:

