

# PARADISE HILLS HOMEOWNERS' ASSOCIATION

## Meeting Minutes

DATE: Wednesday, May 3, 2023

TIME: 6:30 pm – 8:00 PM Mountain Time

### Attendance in person:

- Elaine O'Reilly
- Dennis Cook
- Jane Wilson
- Stuart Edwards
- David Boyd
- Bruce Marvick
- Lisa Fray
- Mary Jane Boll
- Missy Smith

### Online:

- Rick Hagmayer
- Robert Storrs
- Dave Vennitti
- Britt Gaskell
- Connie Vargas

Board Members present: Ashley Meyer, Pati Stajcar, Al Summerford, Gabrielle Post, Donna Carr, Susan Marcus, Nafisa Hagmayer

### Meeting started 6:44pm

#### 1. Review and approval of agenda - Approved

#### 2. Approval of outstanding minutes

February 23 and March 13 approved via email by all board members and minutes were posted to the website prior to this meeting by Ashley.

#### 3. Treasurer's Report

Pati stated Sandy Harnagel will transfer money into the Fidelity account when she returns from vacation on 5/18. Sandy will also send out delinquent notices as to those outstanding homeowners that still owe dues. Account balances: \$291,486 in water line reserves | \$5,364 homeowner dues received so far | \$31,286 2023 water reserves dues received so far | \$36,650 total amount of HOA dues so far in 2023 that have been received. Pati reported that Sandy stated only about 70% of the community has paid HOA dues so far for 2023. Nafisa suggested an email be sent to the homeowners that still owe HOA dues.

#### 4. Review and choose legal representation and type of engagement

Susan reviewed names of legal representation that she has been looking into for our HOA: Altitude Community Law; Scott Albertson of Holley, Albertson & Polk; Jessica Miller; Ralph Cantafio; Moeller Graf; Orten Cavanagh Holmes & Hunt; Western Law Group; Sweetbaum. Susan will look further into the latest suggestion of the Turner law firm for more info. Motion to decide on representation by May 17<sup>th</sup> approved by 6 board members, Nafisa against. Motion by Pati for Susan to be the point of contact for attorneys. Donna seconded. Motion passed unanimously.

## **b. Water reserves and delinquent dues**

Susan asked for approval for a letter she wrote and distributed to board members to send to Steve Walters. Motion for Susan to send the letter to Mr. Walters approved by all board members.

## **5. Strada Rossa/Water Laterals Report**

Rick Hagmayer has been reviewing the Paradise Hills water system and current status of the Paradise Hills laterals and attended the recent meeting of the Lookout Mountain Water District (LMWD) and Lateral Coop. Rick stated the 11 or 12 laterals that feed the LMWD started putting together estimates to pay for upgrading the laterals. Paradise Hills is in the best position for our laterals compared to other communities as we have the best infrastructure since upgrades had been made in past years. No leaks recently. Half of our system is PVC where the cast iron pipe has been taken out and replaced. Rick stated you do not want to replace anything that is working, so as of now, our laterals are in good shape.

## **b. Strada Rossa hydrants, etc**

Susan suggested that we investigate the maintenance and inspection of the hydrants at Strada Rossa. Steve Swain informed AI on April 16th that someone was using the hydrant on Strada Rossa. Recommendations to send a letter to the property owner. Need to confirm with Nancy Southorn at LMWD who owns the hydrant. It was suggested that a cease and desist letter could be sent to homeowner who is using the hydrant in Strada Rossa. Motion passed to have Pati and AI follow up with Nancy Southorn.

## **6. Out lot Maintenance**

Donna stated that companies that we used in the past for out lots have been bought out by other companies. Donna is looking into new quotes for weed control and grass cutting. Elaine O'Reilly suggested we use Gary May who is a current community member for grass cutting. Budget stands as Weed Spraying and Grass Cutting \$1,200, Flower and Decor \$350, Fence Repair \$1,300.

## **7. Short term rentals: Please note that this agenda item is for discussion of if and how the board should proceed in light of a recent Planning & Zoning decision and community communications, and not on the merits of short term rentals.**

On May 2<sup>nd</sup>, Deb Carney sent to Susan the following request for community feedback:

***"Background:*** *Jefferson County is in a multiyear process of updating and changing all its land use policies, procedures and zoning regulations. I'm one of only 3 representatives of the Jeffco mountain communities on the Jeffco Regulation Advisory Panel (RAP).*

*A large number of Jeffco staff and industry members are also on this committee. I report to Canyon Area Residents for the Environment (CARE) [www.carejeffco.org](http://www.carejeffco.org) regarding these meetings. Often these RAP meetings are called on relatively short notice.*

***Short Term Rental regulation proposed changes:*** *Jeffco is now considering changing the rules on Short Term Rentals as part of this process. Jeffco is considering eliminating the requirement that the property be an acre or more and other changes. Nick Nelson is the Jeffco planner in charge of short term rental changes. As with all the proposed changes, I would appreciate community feedback on the impact of these changes to us that I can pass along to Jefferson County.*

*After these proposed changes go through the RAP committee the process is for Jeffco to ask for public comment, set the matter for Jeffco Planning Commission hearing and then for Jeffco Board of County Commissioner hearing. Only after the Board of County Commissioners has approved the proposed changes, will they become the rules.*

Susan's motion to send to the community Deb Carney's request soliciting community feedback, and asking that community members also let the board know their feelings via email passed unanimously. Nafisa proposes a separate meeting to discuss STR. Ashley proposes a written letter be sent out to the community to get feedback. Motion passed unanimously to have a community meeting prior to Jeffco hearing.

#### **8. ARC Report**

Britt Gaskell gave an overview of what the ARC does and how to contact them. Along with Britt, Bruce Murdoch and Nigel Dick are on the ARC board as well. Discussed a house being built on Hillcrest Circle. Susan asked if the ARC has been involved with the builds in Strada Rossa; Britt answered that ARC has been involved for 5 years. Discussion around covenant violations and who is responsible, ARC or Board.

#### **9. Community Cleanup**

Community Cleanup & July 4th Event: Pati to contact Tim Maestas for cleanup, Susan to talk to Don D'Antuono. Nafisa, Ashley and Gabrielle to coordinate the July 4<sup>th</sup> parade and follow up with Patty Roberts about her solar cookies and Stephanie Graf about flags, banners, and previous years' July 4<sup>th</sup> events. At the Annual Meeting, TJ Carney offered to host again this year. Flags need to be located and put up for the 4<sup>th</sup>.

#### **10. Wildfire Mitigation Community Networking**

Senator Bennet or his representative is coming to a meeting Friday 5/5 at Rainbow Hills Fire Station to discuss wildfire prevention and homeowners' insurance. The board will send a notice to the community. Need a liaison from the community to attend first Fridays' wildfire meetings at Buffalo Moon Coffee Shop in Genesee Town Center.

#### **11. Access to recorded board meetings**

Nafisa proposed to upload them to Google Drive. Ashley stated she will look into how to share the recordings with all board members.

#### **12. Resuscitation of the PHHOA Newsletter**

Suggestion to revive the newsletter for quarterly updates including community information, fire safety, social events, etc via email or opt in for a paper copy. Pati made a motion to bring back the newsletter, Donna seconded. Motion passed unanimously, with Ashley voting by proxy to Nafisa (proxy statement attached).

#### **13. Update Directory, corrections and new listings**

Susan asked to add to the agenda for next time - info around how the community can communicate without using the directory for mass emails. Al suggested that Susan write up something that states what the directory should and can be used for.

#### **14. Update Website re Board members, terms, and positions**

Susan proposes the website be updated to include names of board members, terms, positions and financials. Pati made a motion to have Susan update the website, Donna seconded. Motion passed unanimously, with Ashley voting by proxy given to Nafisa.

**Adjourned at 8:36pm**

Text screenshot of Ashley allowing Nafisa to vote for her (proxy): Ashley also typed the proxy info into the chat of the zoom meeting for all attendees to view.