

PHHOA Board Meeting Minutes August 8, 2023

Meeting to order 6:01pm

1. Review of Agenda – Order of agenda items shifted, requested by Ashley Meyer. Approved by Susan Marcus.

2. Treasurer's Report - Pati Stajcar gave an overview of the financial report. \$303,174 in water line funds, \$25,268 operating in HOA account. Since moving funds to Fidelity, we have received close to \$2,793k in interest. 93% of HOA dues have been paid YTD. Pati Stajcar made a motion to allow Sandy Harnagel to bill the HOA up to \$2k a quarter without approval. Motion seconded by Ashley Meyer. Approved by all board members. Pati Stajcar made a motion for Sandy Harnagel to get a raise to \$25 an hour. She is currently at \$21 and has been at this rate since 2006. The \$25 to be effective Jan 1, 2024 and to be a part of our 2024 projected budget. Motion seconded Al Summerford. Motion passed by all board members. Pati Stajcar motioned for her to be allowed to spend \$1650, for fencing, paint, clean up and coffee/donuts for the Clean up day on September 17th. Al Summerford seconded the motion. Motion approved by all board members.

3. FLOCK Cameras Report – Susan Marcus gave an update to meeting attendees on background conversation with Commander Aten and what was presented during the meeting on 7/11/23. Pati Stajcar made the motion to have the FLOCK HOA cameras at the entrance of Paradise Hill and 40 removed and not renew the contract. Motion seconded by Al Summerford. Approved by all board members. The decision to remove HOA cameras came in light of learning that the county is undertaking to install cameras in a place similar to where the HOA cameras are located. Pati Stajcar and Al Summerford stated they will look into if signs can be placed that say “smile on camera” and report back to the board their findings regarding these signs. Susan Marcus reviewed the email that will be emailed out to the whole community regarding the board vote to remove the FLOCK cameras.

4. July 4 Report – Motion from Al Summerford to approve Ashley Meyer's expenses for 4th of July parade. Gabrielle Post seconded the motion. Motion approved by board for Ashley Meyer to get reimbursed for up to \$150 dollars. Ashley Meyer stated she would submit all receipts to Sandy Harnagel for reimbursement.

5. Newsletter Report – Motion by Susan Marcus that the newsletter does not require full board approval to be sent out to the community and there will be a disclaimer that the newsletter is not from the board. Pati Stajcar will be responsible for reviewing the newsletter with Mary Jane Boll prior to the newsletter going out to the community. Motioned seconded by Donna Carr. Motion approved by all board members.

6. Legal Issues and Consultation Needs

a. **Strada Rossa Complaints and Status** – Kathy Aumont's email to the board regarding Strada Rossa was read by Susan Marcus to meeting members. Motion by Al Summerford to engage with an attorney and have outside counsel write the developer a cease and desist letter. Motion seconded by Pati Stajcar. Motion approved by all board members. Motion by Susan Marcus to use Scott Albertson as our attorney for this letter. Motion seconded by Pati Stajcar. Motion approved by all board members, but Nafisa

Hagmayer abstained. Nafisa Hagmayer, Susan Marcus, and Al Summerford volunteered to work together with the attorney regarding this matter.

7. Triangle maintenance – Ashley Meyer reviewed information she gathered from a local landscaping company regarding cost and design ideas to refresh the triangle entrance to the community. The quote from the landscaping company was done in 3 tiers price points. Low was \$12k, middle was \$15k and high was \$18k. Pati Stajcar motion for Ashley Meyer to draft a survey to send to the community regarding interest in the project. Motioned by Ashley Meyer. Approved by all board members but Donna Carr.

8. Outstanding Business -

a. Susan Marcus motioned to write a letter to homeowners, Sarah & Daniel Rupp to pay the connection fee (\$7,500) for water tap before we sign the form to allow them to connect to the water lines. Donna Carr seconded. Motion approved by all board members, Ashley Meyer not present.

b. Susan Marcus motioned to pay ASanchez in full including costs attributed to ASanchez's oversight error. Donna Carr seconded. Motion failed. Al Summerford motions to split the difference of the \$400 and pay ASanchez an additional \$200 for its additional work. Gabrielle Post seconded. Motion passed, Pati Stajcar and Donna Carr abstained, Ashley not present.

c. Lisa Fray is spearheading fire mitigation for the community. She met with the fire marshall and contacted Xcel to find out about removing slash it left behind.

d. Susan Marcus asked to establish a committee for someone to enforce covenants.

e. Discussion on STRs, meeting, lawyers, restrictions, permitting Motion to authorize Susan Marcus to contact Scott Alberston for initial consultation not to exceed 1 hour, Motion by Al Summerford, Donna Carr seconded.



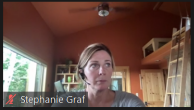





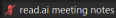



9. Adjourn 906pm

In Person Attendees: Directors Pati Stajcar, Susan Marcus, Donna Carr

Community members: Ron Kozlowski, MJ Boll, Jane Wilson, The Murphys

Zoom Attendees: Stephanie Graf, Mark Younge, Dean Snyder, Elaine O'Reilly, Robert Storrs, Cleone Crooks, Lisa Fray Scott Alper Kelly Brooks

Directors: Nafisa Hagmayer, Gabriel Post, Ashley Meyer

 PH Board	 Ashley Meyer	 Stephanie Graf	 LISA J	 Gabrielle & Danell
Elaine O'Reilly 	Dean Snyder 	Mark Younge 	read.ai meeting... 	Robert Storrs 
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