

# PARADISE HILLS HOMEOWNERS' ASSOCIATION

## Meeting Minutes

DATE: Wednesday, May 24, 2023

TIME: 6:00 pm – 8:00 PM Mountain Time

Attendance - Jerry's Ipad, Elaine O'Reilly, Deb Carney, Lisa Fray, Mary Snyder, Bruce Marvick, Connie Bargas, Mary Jane Boll, Penny Maller, Penny Clarke

Board Members in person - Donna Carr, Susan Marcus, Pati Stajcar

Board members via zoom - Gabby Post, Nafisa Hagmayer, Ashley Meyer

### **Meeting started: 6:05pm**

1. Review and approval of agenda - Approved

2. Housekeeping items - Donna Carr is getting quotes for the mowing and weed spraying. Lisa Fray and Suzana Fox are going to look into WildFire Mitigation for our community. Mary Jane Boll has started working on community articles and new newsletters. Al Summerford and Pati Stajcar have been looking into the Strada Rossa Hydrants to see if anyone has used them. Ashley Meyer will look into giving all board members access to the zoom recordings. Board discussions on 4th of July Parade. Parade will be held on July 4th. Neighborhood clean up, Tim Maestas will be heading up the clean up and Pati Stajcar will connect with him and a date will be decided. Idea to have a "community beautification day", will look into what this entails and set a date.

3. Board discussion and decision about general attorney representation of HOA - Motion that as a board we will as needed hire on an hourly basis an attorney at Moeller Graf or Scott Albertson, and the board will vote before any engagement will happen. We will also join as a board the HOA Member Services website. 5-0 motion passed. Nafia Hagmayer abstained.

4. Short Term Rentals - The Board will be discussing issues related to short term rentals, including HOA documents, Jefferson County regulations, and will be planning for a later community meeting at which the community will be invited to share their wishes. There will be an opportunity for community attendees to reflect with the board on this planning and to share with the board specific information. Motion that is Nafia Hagmayer is allowed to discuss input for short term rentals but not allowed to vote. Motion passed 5-1. Deb Carney, who is a representative of the Jeffco mountain communities on the Jeffco Regulation Advisory Panel (RAP) discussed the history of short term rental in Jefferson County and considerations for the future.

5. Motion to approve the financials to be posted to the website. Approved by all. Pati Stajcar will post to the HOA website. Pati Stajcar stated we have \$275K in the water line fund and \$25K for operating into the Fidelity accounts.

**Move to adjourn 8:31 - approved**