

PARADISE HILLS HOMEOWNERS' ASSOCIATION  
MINUTES OF OPEN BOARD MEETING DATE:  
Tuesday, September 12, 2023  
TIME: 6:00 pm – 8:30 PM Mountain Time  
PLACE: Rainbow Hills Fire Station 28812 Rainbow Hill Road

Directors in attendance:  
Susan Marcus, Pati Stajcar, Nafisa Hagmayer, Al Summerford (zoom)

Homeowners in attendance, in person:  
Ron Kozlowski, MaryAnn Miller, Mary Jane Boll, Steve Geier, Missy Smith, Elaine O'Reilly, Brian Schram, Derinda Gaumond, Don D'Antuono, Nigel Dick, Deb Carney, Gary Baulch, Sandi Kristen Olsen, Gordon Levy, Rick Hagmayer

Homeowners in attendance, by zoom:  
Susan Murphy, Ed Kleist, Dean Snyder, Kelly Brooks, Rochelle Hart, Cathy Auman, Kerry Englert, Bruce Marvick, Tony Lainez, Doug Parrish, H. Wyles, Sally Hopper

Meeting called to order at 6:00 pm

1. Treasurer's report, by Pati Stajcar

As of 8/31/2023, balance in operating fund \$32031; balance in water reserve fund \$303,128, outstanding balance of loan \$126,843. Operating fund and water reserve fund held at Fidelity are getting total interest of approximately \$1000/month. HOA insurance currently is \$5280, including a refund of \$132 for removal of terrorism risk rider.

2. FLOCK cameras report

Jefferson County has installed a camera on Paradise Road, near to where the HOA cameras were placed. The HOA has no control over this camera, which is managed and observed by the Jefferson County Sheriff's office. There now are cameras at all three avenues into Paradise Hills: Paradise Road, Lariat Trail, Charros & Lookout Mountain Road. In light of the installation of the Jeffco camera, the equipment rented by the HOA from FLOCK has been removed. On the HOA's behalf and to be reimbursed upon request, Al Summerford purchased a sign "Smile, You're On Camera" as suggested by Commander Aten of the Sheriff's Office, to be placed on Paradise Road.

3. Strada Rossa report

Susan Marcus went to the site and spoke at length with the construction managers. Pati Stajcar and Susan Marcus reviewed maps of the site and went to site.

Motion by Al Summerford and seconded by Pati Stajcar authorizing additional legal expense hiring Scott Albertson for 2 ½-3 additional hours to write letters to developer and construction company passed by vote of attending board members. It was agreed that Scott Albertson would not be contacted to write these letters until the Board had synthesized relevant covenant violations to minimize legal expense.

4. ARC report: This was not discussed, as it was deemed premature.

5. Board Meeting Date

After discussion, it was decided the next Board meeting would be Wednesday, October 11.

Motion by Nafisa Hagmayer not to meet in November failed.

6. Volunteer Opportunities announced looking for help September 17 with neighborhood cleanup and fence repair, culminating in volunteer barbeque. Motion by Pati Stajcar and seconded by Al Summerford and Donna Carr to use Lot 164 for the barbeque. Fire precautions were noted. Motion passed.

7. Community discussion about short term rentals

After a brief summary by Susan Marcus of the current status of short term rentals in Paradise Hills, the floor was opened to community members.

Some concerns expressed, pro and con, included:

Wildfire

Invasion of Neighboring Privacy

Nature of the Community

Street and neighboring driveway obstruction

Disruptive parties

Unpermitted STRs

Jeffco enforcement limited by staffing shortage

Jeffco STR permitting requirements, including: permitting fees, wildfire defensible spaces, no outdoor fires, etc

No Jeffco requirements re long-term renters or homeowners not operating STRs

Difficulty of removing disruptive or abusive long-term renters

Jeffco enforcement effective once complaint made to P&Z

Jeffco now identifying and stopping unpermitted STRs

Unobtrusive permitted STRs with no complaints, there are 2 known in PH

Property rights

Potential legal implications of retroactively changing covenants to restrict STRs

Some suggested solutions:

Rely on Jeffco enforcement

Amend PH covenants to allow only owner-occupied STRs

Amend PH covenants to require STR owner to be "present" during rentals

Require "house rules" posted in advertisements and in-home, regarding fires, smoking, parties, etc

Limit rentals to 2 or more nights

8. Meeting adjourned 7:35 pm