

PARADISE HILLS HOMEOWNERS' ASSOCIATION

Open Board Meeting Minutes

July 11, 2023

Time: 6:00 pm – 8:30 pm Mountain Time

Place: Rainbow Hills Fire Station

28812 Rainbow Hill Road

Zoom made available

This meeting was for the purposes of gathering, updating, and disseminating information concerning the security cameras at the Highway 40 and Paradise Road entrance to Paradise Hills installed almost two years ago, and for inviting community participation, questions, and input regarding the potential renewal of the contract for the cameras.

Directors in attendance:

Susan Marcus, President and Assistant Treasurer

Pati Stajcar, Vice President and Treasurer

Nafisa Hagmayer, Director (zoom)

Community members in attendance (from in-person sign in list):

Stephanie Graf

Ron Kozlowski

Mary Jane Boll

Maryanne Miller

Mary Snyder

Dean Snyder

Jane Wilson

Carol Jespersen

Dave Vennitti

Laura Forrest

Gary Baulch

Sandra Olsen

Karen Rutherford

Bruce Murdoch (uncertain from signature)

Community members in attendance (on zoom):

Skip Henderson

Cleone Crooks

Scott Alper

Linda Jelinek

Wes Graf

Bruce Marvick
Deb & TJ Carney
Ned Aldrich
Suzana Fox
Zane Jobe
Beth Nichols
Cindy Lainez
Penny Maller
Two other community members not identifiable from their zoom ID

Guests

Commander Aten, Jefferson County Sheriff's Office
Deputy Bybee, Jefferson County Sheriff's Office
Brendon Norton, FLOCK Customer Service (zoom)

1. Agenda approved
2. Susan Marcus introduced the main subject of this meeting, and introduced and welcomed our guests.
3. Susan Marcus reviewed Board actions and activity to date, including:
 - a. Resolving term of board member
 - b. Reviewed options for legal representation
 - c. Subscribed to website HOA service
 - d. Created water line committee which reviewed status of PH laterals and reviewed participation with Lateral Coop
 - e. Distributed multiple emails concerning wildfire mitigation education opportunities and created a wildfire mitigation committee
 - f. Worked with Mary Jane Boll who revived the Pine Cone Newsletter
 - g. Continued PH July 4th traditions, including parade, gathering, installation of flags along Paradise Road
 - h. Addressing issues related to Strada Rossa
 - i. Increased its visibility and communication with and from the neighborhood
 - j. Hosted representatives' updates concerning status of the water board, laterals, last year's valuation of Outlot 164, FLOCK cameras
 - k. Investigated budgeting of security cameras and got 2 extra months on the existing contract
 - l. Began discussing issues relating to short term rentals and soliciting community input
 - m. Coordinated fence repair and community clean up with

- volunteer barbeque
 - a. Updated directory
 - b. Coordinated bids for maintenance of common spaces along Paradise Road
 - c. Moved water reserve and general operating financial accounts to interest-bearing accounts
 - d. Dues collections higher than at this time last year
 - e. Responded to numerous individual requests and correspondence
 - f. Considered policies of fiduciary duty, conflict of interest, responsibilities, and ethics
4. Commander Aten and Deputy Bybee discussed the coordination between the Paradise Hills camera with the county, Jeffco experiences with security cameras, use of cameras as investigative tool, incidents reports, sharing of camera data with other agencies, other counties' experiences with security cameras, signage.
 5. Brendon Norton addressed issues of privacy and FLOCK systems, signage, other cities' experiences with security cameras, who has access, budgeting/payment options.
 6. Community discussion included reports of gun shots, speeding.
 7. Community discussed the effectiveness of cameras as crime deterrent.
 8. Community members expressed concerns about privacy, who would monitor the cameras, how information is received by police and sheriff's office, and requested more specific and transparent information about procedures and privacy assurance.
 9. Discussion about cost of FLOCK cameras.
 10. Discussion initiated by Commander Aten that the county may install a county security camera near the Paradise Hills entrance to the community.
 11. Meeting adjourned

Respectfully submitted,
Susan Marcus, President and Assistant Treasurer