

PARADISE HILLS HOMEOWNERS' ASSOCIATION

Open Board Meeting Minutes

June 13, 2023

Time: 6:00 pm – 8:30 pm Mountain Time

Place: Rainbow Hills Fire Station

28812 Rainbow Hill Road

Zoom made available

Directors in attendance:

Susan Marcus, President and Assistant Treasurer

Pati Stajcar, Vice President and Treasurer

Donna Carr, Director

Al Summerford, Director

Nafisa Hagmayer Director

Community in attendance:

Nigel Dick,

Mary Jane Boll

Brian Smith

Missy Smith

Elaine O'Reilly

Meeting called to order: 6:10 pm

1. Agenda reviewed and approved
2. Motion to reschedule June 27 meeting for community short term rental discussion to September to include community members who may be away during the summer. Motion passed.
3. Discussion about adding Board Code of Conduct to Board Conflict of Interest Statement
4. Discussion of Board members' involvement in, responsibility to address community issues, and delegation of tasks
5. ARC report given by Nigel Dick
6. Discussion about Strada Rossa issues, including Private Property and No Trespassing signs, use of hydrants, contacting construction manager, relevant PHHOA covenants, and contacting owner
7. Discussion about July 4th celebration activities
8. Discussion about need to schedule community meeting to discuss upcoming camera contract renewal
9. Motion by Pati Stajcar to schedule regular board meetings on the 2nd Tuesday of every month from 6:00 pm – 8:30 pm, seconded by Donna Carr. Motion passed unanimously.
10. Presentation by Mary Jane Boll concerning Pine Cone Newsletter to be published quarterly with the first issue to be distributed after July 4.
11. Discussion about short term rentals, including several community members'

experiences, research, and information about short term rentals in Jefferson County. Board discussed potential legal issues and the need to gauge community interest before considering proposing an amendment to covenants. Board discussed whether to get attorney input before or after gauging community interest.

12. With their consent, Susan Marcus established an ad hoc committee comprised of Mary Jane Boll, Missy Smith, and Elaine O'Reilly to research and make recommendations to the board concerning a potential short term rental amendment. Motion by Pati Stajcar that Mary Jane Boll, Missy Smith, and Elaine O'Reilly put out a pro and con statement concerning short term rentals. Donna seconded. Motion passed unanimously. It was agreed that this committee will get questions to the board by July.
13. Discussion about outlot maintenance, waiting for one more landscaper's response before final decision which landscaper to use.
14. Discussion about cleanup and fence repair. Susan Marcus volunteered to organize cleanup and fencing. Pati Stajcar to ask Kelly Brooks regarding fencing.
15. Meeting adjourned 8:06 pm