

Paradise Hills Homeowners' Association

Regular Board Meeting Minutes

Meeting & Date: Dec 17, 2019
Rainbow Fire Station

Board Members Present:

Britt Gaskell, President
Jessie Jobe, Secretary
Dennis Whitmer, Vice President
Steve Swain, Treasurer
Shawn Meyer, Member
Donna Carr, Member

Non Board Members Present:

Jaime Bradley – Watyr Nevada's representative

Al Summerford, Member – not present

Called to Order: 6:00pm by Britt Gaskell

Approval of Meeting Minutes

Approval of the November Meeting minutes is tabled until next meeting for approval. Shawn recorded meeting minutes during the November meeting and will send out to Board members.

Approval of Financials

Dennis motioned and Shawn seconded to accept and approve the financial report. The motion passed by a show of hands, with one abstaining.

Membership Meeting Planning

The PHHOA Annual Membership meeting is on Jan 23. Questions arose about how much the cost will be per person and whether or not we can cater it with an outside vendor. Britt and Steve will check on costs and compare to the invoice sent last year.

Discussion of 2020 Board Meeting Seats

Britt wants to put together a call to alert the community of open board seats, time commitments, etc. First, the board needs to determine who is re-running and what positions are available? Jessie is definitely resigning due to time commitments. Britt may run again, and Steve may fill the 1-year position left vacant by Jessie. Donna has expressed interest in running for a full 3-year term.

Discussion of Signs for Bridle Path

Britt took ownership of the project to create signs for the bridle paths throughout the HOA. After some research, she reported that first the bridle paths will need to be surveyed by county. Britt proposed that we ask the membership for interest at the Annual Meeting. Questions and discussion included: (1) Do we need to involve an attorney to determine if bridle paths can be used for pedestrians? (2) Do we need a map (we have a volunteer to put the map together), estimated costs for surveying, and interest from community? Bill's attorney has a letter with a map of the bridle paths. Britt also suggested giving a short presentation on the bridle paths at the annual meeting. Dennis motioned, and Shawn seconded to add the Bridle Path presentation to the annual meeting agenda. The motion passed by a show of hands.

Neighborhood fence

Britt proposes to table the discussion of the neighborhood fence until Al is present and can lead the discussion. Current bids are \$15-19k to fix the fences. The Board discussed if we should ask for volunteers (and we pay materials), or ask membership to fix it? The lot fences are connected to the main fence, and the fences provide some separation from the main road and our community. We should ask for a volunteer at the next meeting to spearhead the efforts to fix the fence. Steve mentioned that there may have been a survey to see if membership wanted the fence kept up, and the Board should check if it's in the records. If we remove it, we need to pay to tear it down, and it may cause trouble for residents who have dog runs, cameras, and other fences attached to the main fence. Britt suggested perhaps we assign upkeep of the fences to the residents. Dennis proposed, Shawn seconded, and to add a discussion of the fences to the annual meeting agenda. The motion passed by a show of hands.

Lookout Mountain Update

Kyle from LMWD provided an update on Beaver Brook Dam and the LMWD cooperative. Lower Beaver Brook Dam needs to be replaced at an estimated total cost between \$6-7 million. LMWD did receive a FEMA grant that covers \$4 million, and are currently looking into financing for the remainder. He mentioned that a TABOR vote is possible in May. The existing mill levy taxes may be enough to cover LMWD's part, so water rates and taxes may not need to be raised. If the TABOR vote does not pass, LMWD may take on debt to cover expenses, and try to finance and pay through water rates and bills. Britt has asked that LMWD presents these issues at the annual meeting, and LMWD have committed to having someone there. Dennis motioned, and Shawn seconded to add a discussion by LMWD to the annual meeting agenda. The motion passed by a show of hands.

LMWD is also proposing a cooperative to replace the laterals. Several HOAs have already approved this idea. LMWD has hired a bond attorney to help with lateral questions. Hopefully by Feb or March, a few state agencies will be able to answer questions (Colorado Water Power and Resources agency to help fund it?). They hope PHHOA will elect and send a representative to share information (it doesn't cost anything). LMWD wants to take the lines and move ownership to LMWD to manage upkeep and maintenance. Steve mentioned that we contacted Sue and PHHOA has representatives, so we are happy to be involved and have already shared information. State agency will be lending to sub-districts and possibly HOAs (although that's hard to do).

Cameras on the light poles

Britt provided update on the cameras on the light poles on Cabrini. Jefferson County owns the poles, so residents can call JeffCo and complain for the cameras to be removed.

New Business

ARC Members Retiring – Karen and Paul are retiring from the ARC at the Annual Meeting. Britt proposes that we remove the language from the by-laws that states we need an architect from the ARC. Britt will look into it and email us. Questions that arose during discussions: Do we need an architect on the committee? What do we do if we don't have a Class 1 member who is an architect to serve on the committee? Can we hire one as a consultant? Do we need a color board so neighbors can know what a "natural color" is? Britt and Donna

propose that we ask the ARC committee to make a color board so residents know what colors are considered natural.

Questions about Taylor Lots – 1. What is the fencing on lot? The representative for Bill Taylor says Watyr Nevada did not erect the fences and the owner of new lot has erected fences (Lot 91, Kings) – perhaps new builder? Several Board members thought the fences looked like plot lines, used by builders to define boundaries. Steve says the ARC has no problem with these fences (he spoke with Karen), but they haven't received an application for the fences (but they would be approved based on the style). Britt will send an email to remind them about submitting plans to ARC. 2. There have been five home owner complaints on a port-a-potty. Does the port-a-potty belong to Watyr Nevada (Bill Taylor's rep will have to check)? If so, she will ask to have it moved. If not, can the Board talk to the homeowner about having it moved from in front of the house during construction?

Steve raised new order of business: the easement on Watyr Nevada property, over the vacated road. Steve researched online that a Commissioners Deed issued on Aug 22 says that there is currently no easement. Jefferson County vacated the road in 1992 (right of way) but reserved the easement. Watyr Nevada and homeowners (lots 88-92 and 113) on Monte Vista released the reserved easement. The bridle trails dead-end on Watyr Nevada lots and are not through going, so what Bill has been communicating to the Board is correct. Steve will scan in and send Commissioners Deed to us. Dennis motions that whenever anybody asks about bridle path on Watyr Nevada's lots, we refer them to the Commissioners Deed, seconded by Steve. The motion passed by a show of hands, with five in favor and one against. Steve then raised the issue of the gate/blockage. Watyr Nevada has talked with Jefferson County regarding the right-of-way. Al has the gate code, but no other board members have it [*Note: Following the meeting, Al said he was never given any gate code and he does not have it*]. In the future, Britt asks that any board members without a position should be passing on any information. The representative for Bill Taylor committed to providing the code to Britt.

Annual Meeting Prep

Steve presented the budget that will need to be approved at the annual meeting. Dennis motioned, and Shawn seconded, that the budget be presented to the membership for approval at the annual meeting. The motion passed by a show of hands. The annual meeting agenda was laid out and approved. It includes:

1. Discussion of Open Board positions and elections
2. Update from Jefferson County Sheriff
3. Update from Foothills Fire and Rescue
4. Presentation from LMWD on TABOR/Mill Levy and other updates
5. Update from the ARC
6. Presentation of the proposed budget and projects for 2020.
7. Volunteer of the year.

It was decided that votes on the budget and board members would happen at the end of the meeting, and the presentations by outside parties would occur at the beginning of the meeting.

Discussion of fire hydrants

There was a short discussion on bids for the inspection of the fire hydrants, to be continued at the next Board meeting in January.

Meeting Adjourned: 8:XX pm by Britt

Acronyms

ARC	Architectural Review Committee
CARE	Canyon Area Residents for the Environment
LMWD	Lookout Mountain Water District
PHHOA or HOA	Paradise Hills Homeowners Association

Respectfully submitted,

Jessie Jobe