

Paradise Hills Board Meeting

March 1, 2021 | 6:30 pm | Online meeting

Type of meeting: Board Meeting

Shawn Meyer– President

Dennis Whitmer – Vice President

Al Summerford – Voting Director

Craig Southorn – Treasurer

Donna Carr – Voting Director

Karen Rutherford – Voting Director

Ashley Meyer – Secretary

Participants:

Ashley Meyer, Shawn Meyer, Al Summerford, Craig Southorn, Lew, Donna, Britt G, Dawn, Dennis W, Gloria Bowen, Karen Rutherford, Kevin Groeneweg, Linda and Mark Tighe, Penny Maller, Scott Alper, Sofia Meyer, Mary Jane Boll, Brad and Michelle

Call to Order: Shawn Meyer 6:32pm

Agenda Items:

Approval of Past Meeting Minutes

Minutes from the last HOA meeting were not available yet. It has been decided to approve the minutes during the next meeting. There was an ask to please get the minutes out asap.

Financials / Water System

Craig submitted financials in February prior to this meeting. There are no budget concerns as of the 3/1 meeting. HOA dues have started rolling in, per Sandy for the 2021 year. Element Engineering has been hired to complete design documents for the Sunrise Dr. replacement project. Surveyors will complete their work week of 3/7. Design documents expected early April and plan is to put project out for contractor bids in May. Continuing to research financing options. Bid results and finance terms will determine whether we have a membership vote to authorize the project this year. Hydrant repair at Lamb / Charros – Contractor procured replacement top section and attempted to install last week, found more parts needing replacement. Parts should be on hand within two weeks and contractor will return to complete repairs then.

Arc Committee

Britt sent over the latest ARC submittals to the board. Craig created a new ARC form and was submitted to the board. The new form was shared by Craig during the HOA meeting. There was a motion to approve new form – new form approved by board. Changes will be made and posted to HOA website. Nigel and Britt would like the board to address any ARC approval issues from neighbors first prior to going to the ARC design team – not approved yet, more to discuss. Discussion around how to handle complaint approval inquiries as the ARC would like more support from the board.

Community Safety Discussion

Commander Dan Aten, from Jeffco, addressed the HOA regarding crime and speeding in Paradise Hills. He gave an overview of reports that have been filed with the police. The two biggest incidents recently happened on January 23 and February 20. Both incidents gun shots were heard by neighbors on Sunrise / Charros / Paradise. An officer responded to both incidents and came out to investigate. Residents spoke that they average 1 call a month to 911 or the sheriff's regarding hearing gun shots with a recent call on February 21st which was not logged. The problem is increasing in winter. We are having racing and shootings, with hundreds of people gathering each night. The police are asking to close Lariat loop or become a gated community. There was also discussion around Lariat loop issues and that PHOA would like to work together and form some sort of partnership with the Sheriff's office to see what we can do on safety for our community besides our own committee we formed. Suggestions for adding security signage / cameras at the entrance of Paradise Hills and along Paradise Rd / Charros Rd. There was also an ask to investigate the cost of a patrol officer for Paradise Hills. The board is looking into both suggestions. There was a motion to create a new Safety Committee to head up issues around crime and speeding. Donna and Karen were voted to head up this Safety Board.

Open Discussion from Participants

Neighbors feel there is a lack of communication from the board to the community. There was an ask that the homeowners are notified within 48 hours if something major affects the community. There was an ask that the minutes from any board meeting try and be posted within 7 days of the meeting. Motion to utilize the neighborhood website more, especially for communication. The board is looking into updating the website, updating the directory on the website, adding future meeting dates to the site, and a possible quarterly newsletter. The board will get a log of who we can contact via email and those we cannot we can see about communication to continue via mailers. Motion approved to update the HOA website and use it as a main source for communication going forward.

New Property Development Hwy 40

There are still major concerns from the members of the association in attendance regarding the building proposal on Hwy 40. The biggest concerns are noise, traffic, crime, wildfire, and property values. Motion to have Dennis reach out to the HOA attorney was for an opinion regarding the Board's ability / authority to make a written statement or take a position on behalf of the HOA membership relating to zoning actions outside of Paradise Hills was approved. This will give the HOA the ability to make an informed decision based on recommendations of counsel that specializes in working with homeowners' associations.

Added Items from Board Members

Bi-Monthly meeting dates were decided. These will be added to the HOA website. April 14, 2021, June 9, 2021, August 11, 2021, October 13, 2021 and December 8, 2021.

Covenant violations have not been addressed in over a year. Motion to create a violation letter from HOA board. Motion approved. Neighbors with covenant issues will receive a violation letter from the board.

Due to overage on meeting time, other issues were tabled and not able to be discussed.

Adjourn: Shawn Meyer 9:53pm