

Paradise Hills HOA Board Meeting
June 9, 2021 | 6:30 pm | Online meeting
Type of meeting: Board Meeting

Board Members Present:

Al Summerford, Ashley Meyer, Craig Southorn, Donna Carr, Karen Rutherford

Additional Participants:

Kyle Schroeder, Steve Swain, Bennett Baake, Craig Rutherford, TJ Carney, Geri Williams, Kristi Trevey, Michele Lawrence, Tera Koentges, Lisa Kleist

Call to Order: Ashley Meyer, 6:31pm

Agenda Items:

Approval of Past Meeting Minutes April 22

- Approved by board via email.

Financials

- April financial statements were distributed May 13, 2021 to board members. Sandy could not get May financials in time for this meeting. We are at 83% collection on 2021 dues. Account balances are \$191k water system fund, \$31k in general fund.

Architectural Review Committee

- No one from the ARC was present to speak.

Water System

- Proposed Cabrini Shrine connection – Lookout Mountain Water District (LMWD) Board members Steve Swain and Kyle Schroeder updated the group regarding a proposal to LMWD from Mother Cabrini Shrine for a potential water connection to the Paradise Hills lateral. Cabrini Shrine is currently on well water and they are interested in the connection for both reliability and fire protection purposes. The proposal is attractive to LMWD since it would include transfer of certain senior water rights from the City of Golden to LMWD as well as additional revenue. Paradise Hills is the closest lateral. Proposed connection would require an easement across the former Coors property and would tie in near the north end of Strada Rossa. Approval of such a connection and the outline of an arrangement regarding water rights transfer will be addressed at LMWD's next Board meeting on June 14

th. Craig stated that the proposal by Cabrini is also viewed favorably by Foothills Fire as it would provide additional water sources for protection of Cabrini buildings and for fighting potential wildland fires to the east of Paradise Hills.

Craig stated that PHHOA is under no obligation to approve and referred to e-mail sent on May 24th to other board members outlining suggested conditions for approval and made a motion that they be presented to Cabrini. There was no second. AI questioned why Cabrini could not connect directly to LMWD distribution main in lieu of our lateral. It was agreed that Craig, Karen and possibly Tera K. would discuss the conditions (conceptually only and not as final) and the alternative for LMWD direct connection with Cabrini representatives following the LMWD board meeting and report back.

- Water System Committee – Craig and AI (subject to availability) will reach out to the community, looking to add two non-Board members to form a committee to assist and advise the board on topics related to the water system.
- Sunrise Drive replacement project - Element Engineering has completed the design and bidding documents for the Sunrise Dr branch replacement project. Motion for approval to put the project out for contractor bids and obtain final financing quotes. Seconded and approved unanimously.

Once construction costs and financing options are known decision to be made on presenting to membership for vote on authorizing the project. Targeting mid-August.

- Water System Maintenance – Craig suggested postponing annual hydrant operational and flow testing to after Sunrise Dr replacement, and limiting 2021 maintenance activity to extending five fire hydrants identified as having inadequate vertical clearance (three others with similar condition on Sunrise Dr will be replaced as part of that project). Motion made to proceed accordingly, seconded and approved unanimously.
- Water Connections Serving non-HOA Properties – Currently there are three non-HOA properties connected to the PHHOA lateral. It appears these connections were approved years ago under informal agreements requiring payment of PHHOA annual dues, without HOA membership. It was suggested that these agreements be formalized to require payment of both HOA dues and any water system special assessments if they become necessary, and that such agreements be recorded to run with the property so there is no confusion or debate when they are sold (e.g. former Coors property). Motion made to contact the property owners to discuss, and to authorize limited legal expense to develop the draft agreements. Seconded and approved unanimously.
- Watermain Extension and Added Hydrant Between Lots 90 and 92/93 - The owner of Lot 90 (545 Strada Rossa) has proposed a ~300' 6" watermain extension and new hydrant, to meet fire dept requirements and avoid the

necessity of installing a fire sprinkler system in the planned residence. Details were included in 5/24 e-mail to board members. All expenses to be paid by the property owner, and acceptance by PHHOA to be contingent on LMWD acceptance, minimum two-year warranty and receipt of appropriate third-party inspection and testing reports. LMWD's engineer has reviewed and approved the design for conformance with LMWD standards. Motion to approve and authorize property owner to proceed, subject to conditions noted. Seconded and approved unanimously.

Open Board Positions

- Ross Williams has volunteered to join the board. Motion to appoint Ross to fill one of the two open positions with terms expiring at the end of this year. Seconded and approved unanimously.
- Motion to move the election of President and VP to separate closed Board session. Seconded and approved unanimously.

Open Discussion From Participants

- 4th of July parade will happen and will follow the same route as past years, ending at TJs house. The board will create flyers to be distributed via e-mail and posted to the HOA website and NextDoor.

Annual Maintenance Programs

- Mowing of outlots along Paradise Road and Highway 40 has been pushed back a bit a bit due to weather. Mowing should hopefully happen week of 6/14, with weed spraying to occur after.
- Fence repair / repaint quotes have been extremely high. Clean up and/or fence repaint volunteer day waiting to hear from Don who we were hoping to coordinate. Donna will check on how much paint we have available.

Membership Communication

- We are very close to having a fully updated membership contact list / directory. We can try and see if it is still necessary to do a paper print out vs. maintaining on members only portion of website. Will ask members during next annual meeting and determine process for members to authorize posting of their contact info (e-mail and phone #'s).

Other Business

- Discussion regarding US 40 property rezoning / special use authorization (Jeffco P&Z Case #20-130856-SU) deferred to next meeting.
- Discussion regarding affirmation of Board e-mail policy (adopted in 2015) deferred to next meeting.
- Review of water system connection policy and fees deferred to next meeting. TJ

advised that the most recent revision (2016) was approved via Board action, not membership vote.

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

Adjourn: Ashley Meyer 8:13pm

Board-only Session:

Election of officers to fill open positions for balance of this year. Results:

- President - Craig
- Vice President - Ross