

Paradise Hills Homeowners Association Meeting

April 14, 2021 | 6:30 pm | Online meeting

Type of meeting: Regular Board Meeting

Participants:

Board Members: Shawn Meyer, Al Summerford, Donna Carr, Karen Rutherford, Ashley Meyer, Craig Southorn

HOA Members: Brian (no last name), Nigel Dick, Sally Hopper, Nate Schneider, Penny Maller, Scott Alper

Call to Order: Shawn Meyer, 6:33pm

Agenda Items:

Approval of Past Meeting Minutes

No need to approve minutes from last meeting as they were approved via email by board and posted to the Paradise Hills HOA website.

Financials

Limited expenses through March, just Sandy's services. About 70% of 2021 HOA dues have been collected so far, which is slightly down versus previous years. Paradise Hills HOA account balance was shared via the screen for all participants to view.

Arc Committee

Arc committee did not present any new project updates.

Water Project

Element Engineering has been engaged for design of the Sunrise Dr waterline replacement project and has completed the survey work. They are putting the documentation together for PHHOA to be able to put the project out to bid, hopefully in June. Once bids are received and financing options are confirmed, the information will be put out to residents for review prior to a potential membership meeting to vote on the financial commitments and timing of the project.

Community Safety Discussion

Currently Paradise Hills has 3,500 cars per day come up Paradise Road from 40. The Safety Committee has proposed a Flock Safety camera / license plate recognition system at the entrance of Paradise Road / 40. Karen provided a short presentation on

the system. The camera focuses on the car and not a person, can capture at night and provide a time stamp. If you do not want your info recorded, the system can omit it with your request. The HOA will only review system data if there is a crime. Info is dumped from the video after 30 days. Proposal is for a two year commitment, for two cameras, \$5K total/year installed and hosted, plus \$400 initial set up fee. The board will discuss offline whether to address this proposal in a separate Board meeting, or to call for a general membership meeting and vote.

Karen to reach out to other neighborhoods like Mt. Vernon etc., to see if they are interested in partnering with us and cost share on the cameras.

Open Discussion From Participants

Closed door meeting with board to discuss the open Board position as one person has emailed regarding their interest in filling this position.

New Property Development – Strada Rossa, Hwy 40, New Sites, etc

Nigel does not have any new updates in the last month regarding new builds within Paradise Hills. The only update was notice from the County of a land disturbance permit application for a driveway on one of the Strada Rossa lots.

Craig stated we need to notify Jeffco Planning and Zoning to use the Paradise Hills email address for notices to the HOA regarding surrounding zoning actions. Shawn will follow up on this.

Karen will find out if anyone in the community is in communication with Mt. Vernon regarding Hwy 40 development.

Annual Maintenance Programs

Donna has volunteered to head up this program. Don A. oversaw the clean up and Donna was going to reach out to him to see if he would assist with this for the Summer/Fall.

Discussion around painting the fence along Charros while entering Paradise Hills. An email will go out to the neighborhood to ask for volunteers to paint the fence and help with clean up.

2021 Board Priority List

Discussion around covenant violations letters. The board will review the letter offline and vote on the approval of the letter template.

Tracking and monitoring HW 40 development.

Developing a sub-committee that focuses on developments outside the community. An email will be sent out to the neighborhood to see if there are interested community members in joining.

Discussion around how often and what information should be sent out to the community outside of board meetings. The board will meet offline to discuss.

Discussion around water usage and can we communicate better to the community around this issue. Brian is willing to reach out to the water district for the board to get the latest information.

Safety community updates

Strong proposal for water repair

Discussion on a new HOA website. Craig and Ashley will head this up and see what other platforms and resources are available to use for neighborhood communication.

Adjourn: Shawn Meyer 8:02pm