

Paradise Hills Filing 6 Homeowners Association

Annual Meeting Minutes

March 14, 2018

Meeting Minutes approved
at the April 4, 2019 Annual
Meeting

Meeting began at 6:05 pm.

Introduction of the Board of Directors:

President: Mark DeWolfe
Board Member: John Feild
Board Member: Cheris Campbell [absent]
Board Member: Charles Clarkson

Members present: Mark DeWolfe, Charles Clarkson, and John Feild. Proxies received from Juanita Miller, Loren Lutz, Wade & Genna Pride, Marjorie & Charlie Martinez, Thomas & Patricia Brown. 8 properties were represented

Introduction of Heritage Team: David Caldwell & Hilary Schwartz

2017 Minutes were approved as written. M/S/C. HPM will post these on the website.

Old/Unfinished Business - None

New Business

- Pond maintenance was discussed at length.
 - Mark informed members representatives from all filings of Paradise Hills (1, 2, 3, 4, 4a, 5 & 6) met to address issues in the shared pond. There are concerns of erosion around the banks and cattails are starting to take over the pond in certain areas. All filings have agreed to address these issues together and split the cost. Mark stated Filing 6 will be responsible for 20% of the work and he is estimating it to be around \$400.00.
 - Mark stated this Friday (March 16th) a bulldozer would be brought in to removal all cattails and to build up the banks to help prevent further erosion. He explained all representatives are working on a way to control the cattails in the future. Mark reported the stairs to the floats would also be rebuilt this coming Friday (March 16th).
 - Mark stated he has already cleaned out the silt in Paradise Hills Filing 6's inlet, burned and removed cattails around the area, and rebuilt the float.
- Mark D, Charles C, and Tom B will continue maintaining the irrigation system.
 - Notices about irrigation start-up were included with Annual Meeting notices. Hours for irrigation will remain the same as previous years [4-10am and 4-10pm].
- Dynamic Lawns has been contracted for weed control along H-Rd. Mark stated he would reach out to them to get dates set up for treatments.
- Charles inquired about getting 'children at play' signs put up on Mazatlan Drive. He reported individuals will drive over the speed limit [25 mph] and neighbors have concerns for children safety when playing outside. Charles stated this would not be an expense of the Association and the signs would be posted on owner's property. Charles was asked to present an array of signs to the Board for approval before installation.

2018 Budget

- Discussion of certain line items ensued.
 - John inquired about the \$565.45 in bad debt. HPM explained the Association had to write off this amount due to a owner's ongoing bankruptcy case.
 - Mark stated the Electricity line items needs to be watched. Concerns the Association could exceed budgeted amount.
- Members present discussed that the Association has been running a deficit for the past couple of years and acknowledged action needs to be taken to correct this.
 - The Board proposed raising the 2019 annual dues by 5% without a vote from the members, which is allowed by Article VII, Section 3(c) in the CC&Rs. Therefore, a vote was taken to raise the 2019 annual dues by \$7.00 for a total of \$157.00. M/S/C
- Vote to approve budget as presented. M/S/C HPM to post on website.

Nomination and election of Board Members:

- John Feild's term is expiring now; Charles Clarkson, Cheris Campbell and Mark DeWolf's terms go through 2020.
- John Feild's was nominated.
- All other Board Members agreed to continue serving. Vote to approve John Field to the Board . M/S/C.

The meeting adjourned at 6:45 pm

Minutes taken by
Hilary Schwartz
Heritage Property Management