

Paradise Hills Filing 6 Homeowners Association

Annual Meeting Minutes

April 4, 2019

Meeting began at 6:02 pm.

Meeting minutes were approved at the March 11, 2020 Annual Meeting.

Introduction of the Board of Directors:

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

Members present: Mark DeWolfe, John Field, Gary Morris and Candy Wall. 5 proxies received. 9 properties were represented

Introduction of Heritage Team: David Caldwell & Elizabeth Marvin

2018 Minutes were approved as written. M/S/C. HPM will post these on the website.

Old/Unfinished Business - None

New Business

- Discussion on the CC&R violations and enforcement
 - Comment that the HOA needs some policing as there are a few common violations such as RVs parked out in front of properties.
 - Comment that new owners may not even be provided a copy of the CC&R's
 - The HOA has a violation policy. Homeowners and/or Board Members can provide information and photos to HPM for reminder letters to be sent.
 - City guidelines also address some of these issues.
 - Issue with one of the neighbors draining a pool into the street causing concern for possible erosion.
 - The HOA needs someone to manage violations and follow-up.
 - Violations should be backed by CC&R's not personal opinion.
 - The Board has authority to enforce the rules and regulations.
- Mark D and Tom B will continue maintaining the irrigation system. All calls however should be directed to HPM.
 - Hours for irrigation will remain the same as previous years [4-10am and 4-10pm].
 - Startup will be on April 13th. Normal watering hours will start on April 15th.
 - Suggestion that email be used to communicate with homeowners. The HOA does not have many email addresses for homeowners.
 - HPM has an announcements section on the website that can be use to update homeowners, however most homeowners do not even know it is there.
(www.hpmgj.com)
 - The biggest issue with the irrigation systems is that the pump has never been serviced or rebuilt for over 20 years.
- 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.

2019 Budget

- Current proposed budget is in the red by almost \$12,000.
- Options to address the shortfall: A special assessment of \$200 per unit or increased HOA dues.
- Comment that the special assessment would need to have a specific purpose:
 - The pump for the irrigation system needs to be replaced.
 - The HOA has a rough estimate that the pump will cost \$6,700 and the labor and miscellaneous parts will be an additional \$4,000.
 - HOA will need to send out a ballot with detailed information for the homeowners. If no response is received irrigation water may not be available in the future.
 - The special assessment will need to be collected no later than October 15th.
- Vote to approve budget with the removal of the \$10,700 Irrigation System Repair/Maintenance for 2019 as this will be addressed by the proposed special assessment. M/S/C. HPM to post on website.

Nomination and election of Board Members:

- John Field is stepping down as a Board Member.
- Mark DeWolfe will remain as there are no additional volunteers, however requests that HPM deal with direct communications with homeowners.
- Gary Morris was nominated
- Comment that Charlie Martinez would be a good candidate. The current Board Members will discuss the opportunity with him.
- Motion was made to accept the slate of Board members as presented. M/S/C HPM will send updated contact information out to all Board members. The Board will vote on Board positions at the next Board Meeting.
 - Mark DeWolfe and Gary Morris
- Per the Bylaws the HOA is to have 3 directors – if Charlie is willing to serve, he could fill the 3rd (vacant) position.

The meeting adjourned at 7:03 pm

Minutes taken by
Elizabeth Marvin
Heritage Property Management