

Paradise Hills Filing 6 Homeowners Association

Annual Meeting Minutes

March 30, 2021

Meeting began at 6:10 pm.

Introduction of the Board of Directors:

President: Mark DeWolfe (absent)
Board Member: Gary Morris
Board Member: Steve Phillips

Members present: Steve Phillips, John Feild, Mark Feil, Gary Morris, Teresa Creech and Charles & Chelsea Labozzetta, . 3 proxies received. 9 properties were represented

Introduction of Heritage Property Management Team: David Caldwell, Elizabeth Blevins and Barbara Butzen

2020 Annual Meeting Minutes.

- Motion to approve the minutes with 1 correction/Second/Carried. HPM will post these on the website.

Old/Unfinished Business - None

New Business

- Discussion on the irrigation system
 - Several of the owners at the west end of Mazatlan continue to have issues with water pressure when all properties are watering.
 - Suggestion that a watering schedule be put into place and enforced - the Board does not want to become the watering police, however they will revisit the idea of a schedule.
 - Comment that this has improved with the new pump, however there are still some issues.
 - Suggestion that the pressure be left on longer to allow these properties to water when other properties are not.
 - Mazatlan is not at the end of the line it is on a continuous loop
 - Mark DeWolfe has a copy of the irrigation plan with pipe diameters that he will provide
 - The lowest pressure would likely be at the highest point which is the east side of the loop.
 - Mr. Field can log pressures at various times of day for the Board if needed.
 - Comment that there are several other factors that may also be in play to include the types of grass and plants.
 - The Board will evaluate this issue and try to work with these owners - they may already have a solution
 - Question if the irrigation lines could be purged. The lines have reportedly been purged in the past. Steve Phillips will check with Mark DeWolfe and perform if necessary.

2021 Budget

- The HOA dues were increased by 5% to \$164.85
- HPM's management fees were increased - comment that this is a competitive price

- The HOA will just leave the increase on the accounts as a balance with no late fees to eliminate the need to send out another 2021 statement. Suggestion that some details about the increase be included with the statements next year.
- When the CD rolls next the Board would like to move these funds into the checking account.
- The HOA has very few delinquencies at this time
- If the HOA would like a true picture of where the reserves should be. HPM offered to assist with directing the HOA to a vendor to perform a reserve study.
- Comment that the HOA will need to plan ahead for future expenses such as a pump rebuild when it becomes necessary, estimated to last 10+ years.
- Comment that larger expenses or assessments should have approval from more than just Board Members.
- Motion to approve 2021 budget as submitted/Second/Carried. HPM will post this information to the website.

Nomination and election of Board Members:

- Mark does not want to serve for another year. He will be available to help with the irrigation system.
- Gary Morris will remain
- Steve Phillips will remain
- Floor opened for nominations
- John Feild nominated - he is willing if the Board is not able to find a 3rd person, however he is busy.
- Vote for the current slate of directors - Gary, Steve and John. All in favor with none opposed.
- Comment that there may be other individuals that are interested in serving on the Board. John Feild will check and follow-up.

Other Business

- The irrigation system will be started on April 17th.
- HPM has drafted a letter to gather emails.
- Board can hand-deliver this letter
- Suggestion that the neighborhood app could be utilized to share information as well. The Board will look into this.

The meeting adjourned at 6:56 pm

Minutes taken by
Elizabeth Blevins
Heritage Property Management