

Paradise Hills Filing 6 Homeowners Association

Annual Meeting Minutes

March 11, 2020

Meeting began at 6:00 pm.

Meeting minutes approved at the
March 30, 2021 Annual Meeting

Introduction of the Board of Directors:

President: Mark DeWolfe
Board Member: Gary Morris
Board Member: Steve Phillips

Members present: Mark DeWolfe, Steve Phillips, Charlie & Margie Martinez, Mark Feil, Gary Morris, Tom Brown, John Field and Teresa & Mike Creech. 5 proxies received. 13 properties were represented

Introduction of Heritage Property Management Team: David Caldwell & Elizabeth Marvin

2019 Annual Meeting Minutes.

- Question about the discussion point regarding the owners who has drained their pool out into H Road.
 - Comment that this should be drained out into the street properly.
 - The owner previously discussed was draining their pool water into the dirt and it was causing a mud run-off into the street.
 - The Board has spoken to this owner and the issue seems to have resolved itself.
 - The grade in this area is not adequate for this owner to drain the water out the front, as most owners would.
- Motion to approve the minutes as written. M/S/C. HPM will post these on the website.

Old/Unfinished Business - None

New Business

- The irrigation startup is currently scheduled for April 18th with normal watering hours on April 20th. This is dependent on the irrigation district as well as the HOA completing the necessary repairs.
- The HOA needs to complete the following repairs: Pipe support, float, clean pit, relief/drain valve, intake screen and/or solid bottom to prevent cattails. Also need to blow out the VFD.
 - Comment that the HOA should put a brick front as some of this area has been washed out.
- Discussion on the irrigation issues of last season:
 - The HOA was without irrigation water for an extended period of time last year.
 - The HOA had utilized the pump for over 20 years with a typically life expectance of 10 years.
 - A special assessment was passed to fund the repair of the pump.
 - The work was performed by Himes
 - At this time the pump seems to be capable of watering all homes at once, however the HOA should still stagger days to handle demand.
 - The VFD installed several years ago has helped prevent breaks in the lines.

- Discussion about the trees along H Road. There is a timer for this area. It is set each year. Many of the trees do not have tree wells so the water just runs out into the street. Mark F volunteered to help with this.
- Discussion on the Architectural Review process and the current request that has been submitted:
 - The current request indicated that "RV Parking" would be added to the driveway. The CC&Rs indicate that no RVs are to be parked in front of the setback, however the owner clarified that they do not intend to park an RV in this area. A city permit will need to be obtained to verify proper setbacks and property lines. Locates will also need to be obtained. The Board approved this request upon the clarification and a copy of the approval was provided to the owner.
- Question about weed spraying along H Road. The weeds were quite high in the area last year, the Board will schedule this sooner in 2020 to prevent this problem. The spraying should continue to the section past Mazatlan.
- There are some standing dead trees in the neighborhood. Board will contact HPM with address so that notices can be sent.

2020 Budget

- Currently there are 6 owners who have not paid 2020 HOA dues
- Only 2 owners have not paid the 2019 special assessment. This special assessment was voted on and passed in 2019.
- HOA has sent reminders to all delinquent owners.
- Comment that Real Estate Agents are required to provide HOA documents to owners during the purchase transaction. This may not be taking place in all transactions.
- Motion to approve 2020 budget as submitted. M/S/C. HPM will post this information to the website.

Nomination and election of Board Members:

- The Board is currently full, as Bylaws indicate 3 Board members with 3 year terms.
- All Board members willing to continue serving their terms.
- Comment that the Board appreciates any suggestions and assistance!
- The Board is able to appoint committees (ACC, violation enforcement, etc). Committees report to the Board. Teresa is willing to assist and serve as a committee member to monitor violations and ACC.
- Question if Board member contact information is available. All issues should be directed to HPM who will forward the information and questions to the Board.

The meeting adjourned at 6:56 pm

Minutes taken by
 Elizabeth Marvin
 Heritage Property Management