

**Paradise Acres Homeowners Association (PAHA)
Meeting Minutes**

Date: January 14, 2017

Location: Steve and Donna Werner's home

Attendees: Board Members: President Kent Hay; by teleconference: VP Lisa Schaub, Don Keene; Treasurer Teresa Martin; Secretary Christoph Hansel
Owners present: Steve Werner, Donna Werner, Joel Norton, Ben Bounds, Melanie Bounds

Meeting was called to order at 11:05 a.m.

Kent welcomed everyone. Minutes of the October 2016 meeting were approved.

Officer Reports:

President's Report: See attached

Vice-President's Report: No updates

Treasurer's Report: See attached

Secretary's Report: No updates

Committee Reports:

Architectural Committee: Nothing to report

Covenants and Bylaws: Nothing to report

Parks: Nothing to report

Community Relations: No volunteers have come forward to replace Terry Warlick as chair. If you know of any member of the community who needs our thoughts and prayers, please contact Christoph, Kent or Teresa. Make sure the person you might want us to lift up to our thoughts and prayers is OK with their situation being made public to the community. THIS IS VERY IMPORTANT due to privacy laws.

Insurance: Our new equipment is properly insured

Equipment and Roads: Our new tractor and snow blower is working beyond satisfactory. Steve Werner, Kent Hay, Joel Norton, and Adolph Montoya have now been trained on the blower and grader to take pressure off Ben Bounds and Jack Martin. NOTE: When the blower or grader is on the community roads please be advised to stay clear of said equipment. It can be very dangerous! Also, inform any visitors of this danger. Our new blower could easily dismember or kill someone. THIS IS VERY IMPORTANT.

Water: Steve Werner announced that this was a big year for water testing. Our SOC (synthetic organic compounds) run every 3 years was all negative (about 31 compounds tested); VOC (volatile organic compounds) run every 3 years was also all negative (about 20 compounds tested); 11 heavy metals run every 3 years was negative; fluoride run every 3 years was negative; nitrates (yearly) was negative; and copper/lead (yearly) was negative. 2017 will have minimal tests for us to run. One of our chlorination pumps has been sent in for repair. A regulator in the pump house needs to be replaced. We may need to recalibrate or replace one pressure gauge in the pump house. All of these are minimal expenses.

Old Business:

Now that we have our equipment in order we will be able to fix some of the rough road spots in the community in the spring when everything starts to dry.

It is important to re-emphasize that delineators need to be put on driveways to be plowed to mark potential hazards that could damage the equipment. Have the delineator a foot from the hazard. Large stones should be removed from near the drives. Also, low hanging branches should be cut to a height of 12 feet. A 9-10 foot clearance to get into the driveway is also important. Please make these adjustments. If you have questions, contact Jack or Ben.

Steve contacted the engineer from the HCWCD to obtain some water figures from him. The purpose for this is to calculate how much water we would be responsible to release from the pond when required from the state. Steve and Kent will meet with our local water commissioner and Doug Brgoch mid to late February to explore our options for pond releases. Our goal is to eliminate the need to run a pipeline to Pass Creek for required pond releases.

We have heard the seismic survey people have NOT gone away. If you have any contact with them, please do NOT sign anything. The county commissioners will do everything they can to help us. Our attorney sent a correspondence to them months ago with no response. We will stay on top of this situation.

New business:

Kent spoke with the president of the HCWCD board recently. The permanent water plan has been approved. We have not received a new contract or the new dollar amount for an acre foot of water. The good news is the board has not calculated a new price, so we will pay our standard \$4000 for one more year.

We will be purchasing 3 new fire extinguishers, one for the equipment shed and one for each piece of equipment.

Correspondence: None

Announcements & Comments:

A huge thanks to Ben and Jack for all their hard work finding us nice equipment and keeping the roads open; especially, around the Christmas holiday.

Next Meeting: April 8th at Kent and Kathy Hay's home. The board will meet at 10 am and the quarterly community meeting will start at 11 am.

Meeting adjourned at 11:37 am.

Respectfully submitted,

Kent Hay
PAHA President

Paradise Acres Homeowners Association (PAHA)

Trial Balance

As of December 31, 2016

	Dec 31, 16	
	Debit	Credit
Capital One 360 Savings	65,894.10	
Capital One 360 Savings:Future Water Aug Fund	18,750.00	
Fut Bidr CD #82 3-10-16	3,057.65	
PAHA Savings	5.00	
PAHA SSFCU Checking	396.73	
Accounts Receivable	450.00	
AR Driveway Snow Removal		80.00
Augmentation Water Support by D	10,000.00	
Chlorination Sys Pipeline Loan		22,992.28
Grader Loan		6,176.40
2000New Hind TV140 Tractor Loan		18,000.00
Opening Balance Equity		6,249.29
Retained Earnings	7,499.98	
2016 Assessments:Future Water Augmentation		9,375.00
2016 Assessments:Lots		30,910.00
2016 Assessments:Trash		6,725.00
2016 Assessments:Water		10,530.00
2016 County Road Snow Removal		1,150.00
Driveway Snow Removal		1,240.00
Equipment Donations		37,000.00
Interest Income - CD's		757.67
Late Fees		125.00
Water Transfer Fee		3,000.00
Bank Charge	3.00	
Diesel Oil & Fuel	859.71	
Equipment Expense- Parts	4,410.04	
Equipment Expense-Labor	1,428.75	
Equipment Replacement Fund	1,904.26	
Insurance	3,762.19	
Legal Fees	631.50	
Loan Interest Payments:Pipeline Loan Interest Payment	821.71	
Loan Prin Payments:Pipeline Loan Prin Repayment	11,368.29	
Milleage for PAHA Business	757.20	
Miscellaneous	459.41	
Office Supplies & Postage	30.44	
PAHA Picnic	184.58	
Pond Maintenance	450.00	
Snow Removal	500.00	
Tax Greenbelt Tax	168.70	
Trash & Garbage Fees	4,900.00	
Utilities-- Electric Bills	5,939.84	
Water System:Augmentation Plan Compliance	4,000.00	
Water System:Chlorination System Expenses	26.02	
Water System:State Fees	75.00	
Water System:Water System Miscellaneous	389.13	
Water System:Water System Repairs	3,046.41	
Water System:Water Tests	2,141.00	
TOTAL	154,310.64	154,310.64

**Paradise Acres Homeowners Association (PAHA)
Profit & Loss Budget vs. Actual
January through December 2016**

	Jan - Dec 16	Budget	\$ Over Budget	% of Budget
Income				
2016 Assessments	9,375.00	9,375.00	0.00	100.0%
Future Water Augmentation	30,910.00	30,910.00	0.00	100.0%
Lots	6,725.00	6,725.00	0.00	100.0%
Trash	10,530.00	10,530.00	0.00	100.0%
Water				
Total 2016 Assessments	57,540.00	57,540.00	0.00	100.0%
2016 County Road Snow Removal	1,150.00	2,000.00	-850.00	57.5%
Driveway Snow Removal	1,240.00	1,500.00	-260.00	82.7%
Equipment Donations	37,000.00			
Interest Income - CD's	757.67	400.00	357.67	189.4%
Late Fees	125.00			
Surplus Available from Previous	0.00	19,025.00	-19,025.00	0.0%
Water Transfer Fee	3,000.00			
Total Income	100,812.67	80,465.00	20,347.67	125.3%
Expense				
Bank Charge	3.00	200.00	-200.00	0.0%
Bevolutent Funds	0.00	4,000.00	-4,000.00	0.0%
Capital Improvement	0.00	3,500.00	-2,640.29	24.6%
Diesel Oil & Fuel	859.71	2,500.00	1,910.04	176.4%
Equipment Expense- Parts	4,410.04	2,000.00	2,428.75	71.4%
Equipment Expense-Labor	1,428.75	2,000.00	-571.25	95.2%
Equipment Replacement Fund	1,904.26	500.00	1,404.26	0.0%
Fence Maintenance	0.00	4,000.00	-4,000.00	0.0%
Insurance	3,762.19	4,000.00	-237.81	94.1%
Legal Fees	631.50	4,000.00	-3,368.50	15.8%
Loan Interest Payments	821.71	919.69	-97.98	89.3%
Pipeline Loan Interest Payment				
Total Loan Interest Payments	821.71	919.69	-97.98	89.3%
Loan Prin Payments	11,368.29	11,270.31	97.98	100.9%
Pipeline Loan Prin Repayment				
Total Loan Prin Payments	11,368.29	11,270.31	97.98	100.9%
Mileage for PAHA Business	757.20	2,000.00	-1,242.80	37.9%
Miscellaneous	459.41	500.00	-40.59	91.9%
Office Supplies & Postage	30.44	500.00	-469.56	6.1%
PAHA Picnic	184.58	250.00	-65.42	73.8%
Pond Maintenance	450.00	500.00	-50.00	90.0%
Road Maintenance	0.00	6,000.00	-6,000.00	0.0%
Snow Removal	500.00	500.00	0.00	100.0%
Tax Federal	0.00	500.00	-500.00	0.0%
Tax Greenbelt Tax	168.70	200.00	-31.30	84.4%
Trash & Garbage Fees	4,900.00	6,000.00	-1,100.00	81.7%
Utilities-- Electric Bills	5,939.84	6,250.00	-310.16	95.0%
Water System				
Augmentation Plan Compliance	0.00	9,375.00	-9,375.00	0.0%
Future Water Augmentation Fund				
Augmentation Plan Compliance - Other	4,000.00	4,000.00	0.00	100.0%

Paradise Acres Homeowners Association (PAHA)
Profit & Loss Budget vs. Actual
 January through December 2016

	Jan - Dec 16	Budget	\$ Over Budget	% of Budget
Total Augmentation Plan Compliance	4,000.00	13,375.00	-9,375.00	29.9%
Chlorination System Expenses	26.02	1,000.00	-973.98	2.6%
State Fees	75.00	100.00	-25.00	75.0%
Water System Engineering Fees	0.00	400.00	-400.00	0.0%
Water System Miscellaneous	389.13	1,000.00	-610.87	38.9%
Water System Repairs	3,046.41	3,500.00	-453.59	87.0%
Water Tests	2,141.00	3,000.00	-859.00	71.4%
Total Water System	9,677.56	22,375.00	-12,697.44	43.3%
Total Expense	48,257.18	80,465.00	-32,207.82	60.0%
Net Income	52,555.49	0.00	52,555.49	100.0%