

PANORAMA RANCHES HOA
BOD MEETING
February 24, 2021 at 5pm via Zoom

1. Call to Order:

Meeting was called to order by Lea Tyler at 5:02pm. Attendees:

- Board members: Lea Tyler, Patty Heydenberk, David Thiel, Tony Merkel and Karen Cox
- ACA: Tony Merkel
- Silver Mountain Properties: Courtney Nel and Nadia Nel

2. Approval of previous minutes:

Patty Heydenberk motioned to accept the minutes from the previous meeting held on October 7th, 2020, seconded by Lea Tyler and all present were in favor.

3. Email approvals:

- 10/13/20 – WO invoice approval
- 11/05/20 – Beattie Houpt invoice approval
- 12/03/20 – Beattie Houpt invoice approval
- 12/16/20 – Newsletter approval
- 12/20/20 – WO invoice approval
- 01/04/21 – Withdraw Covenant ballot for corrections and resubmission
- 01/05/21 – Peck Fergenbaum invoice approval
- 01/31/21 – Roaring Fork Engineering invoice approval
- 02/02/21 – Peck Fergenbaum invoice approval
- 02/09/21 – Beattie Houpt invoice approval

4. BOD positions & tenures 2021:

It was unanimously agreed that all Directors will hold the same positions for the 2021 year.

Lea Tyler	:	President
David Thiel	:	Vice president
Patty Heydenberk	:	Treasurer
Karen Cox	:	Secretary
Tony Merkel	:	Member at Large / ACA representative

5. Directors Reports:

a) President

- The President thanked Lot45/46 owners for removing dog waste around the association.

b) Treasurer

- The financials are in good standing order. The only concern raised was the SMP out of contract costs. These costs are mostly amassed by the water reading queries. This is a concern to the Board. The Board is considering the following proposals to help better maintain these costs:
 - SMP will work out annual average costs for water reading discrepancies to present to the Board. The Board may consider increasing the monthly management fee to include this.
 - Alter the budget to allocate monies for this.
 - Increase water fees to include or make allocation for these expenses.
 - Speak to the water operator to ensure readings are taken consistently from the remote or pit meter as appropriate and to pre evaluate issues before sending to SMP. This has been raised with the WO previously.
 - Consider having SMP do the readings.

There are no major delinquencies. SMP will continue to contact all past due owners.

c) Secretary

- The secretary thanked SMP for posting the DCR document on the web page. She will also start to work on an emergency exit plan for the association.

6. Committee Reports

a) ACA Report

- Not much current activity. The ACA has met with the new owner of Lot 53C. Some changes he wants to make include planting some trees or implementing a berm around the water tank for better eye appeal. The easement will have to be checked before the ACA will even consider this. He also wants to put up a gate at the entrance of the property. No plans have been submitted to the ACA yet.

b) Water Operator

The WO was not present. The President reported that all water operations appear to be in good working order. 2020 Backflow reporting to the state is due May 1st. SMP reported that there were still some owners that had not completed the required testing for the 2020 year. The Board instructed SMP to issue a \$250 fine for non-compliance. This was motioned by Tony Merkel and seconded by Lea Tyler and all present agreed. SMP will send the report to the WO.

Panorama Monthly Activity Report for January 2021.

Chlorine injection levels were monitored in the system on a weekly basis. Cl was added to the injection tank as needed to maintain Cl tank level and the required residuals in the system. Proper operation of the Cl injection pumps was checked. Required monthly bacteriological testing was completed for total coliforms. The pressure activated pump control system was monitored. Water tank levels were monitored on a weekly basis. Communications were made to the Board. Presented Water Operator report at the annual HOA meeting. The monthly water consumption report was submitted to Division 5 Office of the State Division of Water Resources. Worked with Maggie from RF Engineering on Operations Manuals. Dealt with water meter pit leak at the Little property (Homestead 51). Various communications were made to the Board of Directors about water system related issues.

7. Old Business

a) Covenant review update

The updated covenant is with the association's attorney for final review. Once approved, the Board will get the copies made and send out to all owners for final vote.

8. New Business

a) First quarter increase 2021:

A retro invoice for the 1st quarter increase in reserves will be added to the 2nd quarter dues and water billing invoice.

b) Lot 1 – Dog nuisance issue:

SMP has received complaints about apparent dog barking emanating from Lot 1. SMP has been dealing with all involved parties. The Board agreed that the associations fines and procedures policy needs to be followed, starting with a formal warning.

9. Next Meeting Date

The next BOD meeting will be held April 14th, 2021 at 5:30pm.

10. Executive session

No executive session.

11. Adjournment

With no further business to discuss, the meeting adjourned at 6:20pm