

**PANORAMA RANCHES HOA**  
**BOD MEETING**  
**April 14, 2021 at 5:30pm via Zoom**

**1. Call to Order:**

Meeting was called to order by Lea Tyler at 5:32pm. Attendees:

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

**2. Approval of previous minutes:**

With a change in verbiage suggested by the Water Operator, the meeting minutes were approved.

**3. Email approvals:**

- 02/27/21 – Roaring Fork Engineering invoice approval
- 03/02/21 – Peck Fergenbaum invoice approval
- 04/01/21 – Roaring Fork Engineering invoice approval
- 04/12/21 – Western Slope Consulting invoice approval

**4. Directors Reports:**

**a) President**

- The President discussed the estimate for the auto dialer installation. An internet source and provider still needs to be sourced but it was agreed to accept the bid once the internet issues have been clarified. Tony Merkel motioned the approval of the bid and internet to a total of \$13,000.00, seconded by Lea Tyler and all were in favor. This cost has been accounted for in the Reserve if necessary.

**b) Treasurer**

- The financials are in good standing order. There are no major delinquencies. SMP will continue to contact all past due owners.

**c) Secretary**

- The secretary had nothing to report.

**5. Committee Reports**

**a) ACA Report**

- The ACA submitted the following report:

Lot 3:           Observatory pending  
Lot 12:          Needs to do something with the garage door regarding the lighting, and plant trees.  
Lot 16:          Approved plans. Waiting for fees to be paid to issue certificate.  
Lot 28:          Waiting for the driveway to be completed.  
Lot 30:          Approved enclosing 3 sides of the carport.  
Lot 36:          Dave spoke to Matt about excavation without approval. He will submit the paperwork.  
Lot 50:          Has completed the dog kennel.  
Lot 53B:         House completed, pending a shed for final completion.

**b) Water Operator**

The WO reported that all water operations appear to be in good working order. He informed the Board that he has been working on the Water Operations manual and will be submitting some updated pictures and information as

needed. An update to the manual will be necessary after the auto dialer installation. He inquired about the emergency operations plan and how up to date it is. The Board informed him that they were working on updates but have enough information currently to warn owners of any emergencies if necessary. Davis also mentioned that he would be assisting some owners to remove the posts on the eastern side of the Ranch on the open areas only.

## **6. Old Business**

### **a) Covenant review update**

To date 15 ballots have been returned. SMP will send out an email to remind all owners to return their ballots. The dead line is May 1<sup>st</sup>, 2021.

## **7. New Business**

### **a) Strang water rights request:**

The Board unanimously agreed to sell the usage rights to Scott Strang for \$3,000.

### **b) Backflow preventer test fines: (item added at meeting)**

Fines have been issued to the 10 owners that were in non-compliance for the 2020 year. One fine will be removed as the owner as provided proof that a new backflow was installed last year which is why they did not have it tested. The backflow technician used previously, will make time available at the end of July to perform this year's tests at a discounted rate. Owners will be informed of the dates closer to the time.

### **c) Speeding:**

The Board has received complaints of an owner travelling at excessive speeds. SMP was asked to contact the owner as a courtesy reminder not to speed.

## **8. Next Meeting Date**

The next BOD meeting will be held June 23<sup>rd</sup>, 2021 at 5:30pm.

## **9. Executive session**

No executive session.

## **10. Adjournment**

With no further business to discuss, the meeting adjourned at 6:46pm