

**PANORAMA RANCHES HOA**  
**BOD MEETING**  
**June 23<sup>rd</sup>, 2021 at 5:30pm**  
**Venue: The Merkel Residence**

**1. Call to Order:**

Meeting was called to order by Lea Tyler at 5:40pm. Attendees:

- Board members: Lea Tyler, Patty Heydenberk, Tony Merkel and Karen Cox
- ACA: Tony Merkel, Dave Zamansky, Buddy Burr & Mark Montgomery
- WO: Davis Farrar
- Owners present: Leslie & Erin Buettner
- Silver Mountain Properties: Courtney Nel and Nadia Nel

Leslie Buettner asked to address the Board about the “gun fire” noise emanating from the neighboring BLM land as well as trash left behind. After some discussion, Karen Cox offered to send the Board and any interested owners the contact information for BLM law enforcement offices. It is believed that if enough owners complain about the issue, the BLM enforcement officers will react and assist with the problem.

**2. Approval of previous minutes:**

Tony Merkel motioned to accept the previous meeting minutes of April 14<sup>th</sup>, 2021, seconded by Lea Tyler and all present were in agreement.

**3. Email approvals:**

- 04/30/21 - Strang reduced water leasing rate
- 05/05/21 - Lot 6 curb stop approval
- 05/14/21 - Auto-dialer internet installation

**4. Directors Reports:**

**a) President**

- The President reported that the amended Covenants have passed and been sent out to all owners. The internet for the pump house has been installed and mentioned the likelihood of explore software to assist in the well monitoring by using sensors. Bids will be sourced. The association will investigate obtaining absolute water rights.

**b) Treasurer**

- SMP reviewed the financials with the Board and found the financials to be in good standing. SMP will continue to contact all past due owners.

**c) Secretary**

- The secretary will be preparing a community memo for SMP to circulate. Items include:
  - Removed posts from the fence are available for owners to collect free of charge from Lot 39
  - Reminder to owners about the need to remove or treat weeds
  - Ask owners dogs to be considerate towards neighbors especially barking dogs
  - A reminder to owners to please notify the ACA before making any changes to their property.

**5. Committee Reports**

**a) ACA Report**

- The ACA submitted the following report:

- Lot 3: Observatory complete
- Lot 12: Needs to do something with the garage door regarding the lighting, and plant trees. – Owner has been emailed and no response has been received.
- Lot 16: Approved plans and excavation has begun.
- Lot 28: Trees have been planted and the driveway has been completed.
- Lot 30: No sign of construction yet.
- Lot 36: Necessary paperwork submitted and approved.
- Lot 49: Garage approved pending variance.
- Lot 53B: House completed, shed plan will be submitted once ready.
- Lot 53C: Entry has been completed; berm & trees have been approved.

#### **b) Water Operator**

The WO informed all that SMP had sent out a memo asking all owners to conserve water. The new Chlorine pump had been purchased and installed. Lot 8 and 29 remotes need replacement, SMP has sent numerous requests. The Board asked SMP to send final notifications to the owners and if not done, asked SMP to do the replacements and charge it to the owners. Lot 49 post has rotten and fallen over; Lot 16 remote also needs replacement and Lot 48's posts are also rotten. All water documents have been completed – the Board will complete the emergency response report soon.

#### **6. Old Business**

- a) The issue of barking dogs was raised, a request to owners will be added to the community memo.

#### **7. New Business**

- a) David Zamansky asked if he and his neighbor could trim and neaten the open space between their properties – Board approval was given.
- b) The Board agreed to the variance for Lot 53C to move the fence line to the property boundary line as well as Lot 49 garage location variance.

#### **8. Next Meeting Date**

The next BOD meeting will be held August 18<sup>th</sup>, 2021 at 5:30pm.

#### **9. Executive session**

The Board went into executive session at 7:21pm to discuss private matters relating to Lot 5 and Lot 7. SMP were instructed to seek legal counsel to deal with the passing of the owner. They exited the session at 7:32pm.

#### **10. Adjournment**

With no further business to discuss, the meeting adjourned at 7:42pm