

PANORAMA RANCHES HOA
BOD MEETING
June 23rd, 2021 at 5:30pm
Venue: The Merkel Residence

1. Call to Order:

Meeting was called to order by Lea Tyler at 5:34pm. Attendees:

- Board members: Lea Tyler, Patty Heydenberk, David Thiel, Tony Merkel and Karen Cox (via phone).
- ACA: Tony Merkel, Dave Zamansky & Buddy Burr
- WO: Davis Farrar
- Silver Mountain Properties: Courtney Nel and Nadia Nel

2. Approval of previous minutes:

Lea Tyler motioned to accept the previous meeting minutes of June 23rd, 2021, seconded by Patty Heydenberk and all present agreed.

3. Email approvals:

- 07/02/21 - Roaring Fork Engineering invoice approval
- 07/06/21 - Water Operator invoice approval
- 07/08/21 - Holmes Excavation invoice
- 07/12/21 - Lot 53C water invoice on first tier
- 07/22/21 - Lot 37 request to use camper

4. Directors Reports:

a) President

- The President explained that she has reviewed the insurance policy and is looking to increase the replacement costs on some of the water systems components. The auto-dialer has not yet been completed but will be completed before winter. This system will now have an app that will help with the monitoring of the system.

b) Treasurer

- The year-to-date financials were presented and found to be in good standing.

c) Secretary

- No report.

5. Committee Reports

a) ACA Report

- The ACA submitted the following report:

Lot 12: Complete, ACA will do site visit, landscaping still needs to be completed.

Lot 16: Under construction.

Lot 30: Hoping to start in September and complete by mid-October.

Lot 49: County is requiring a septic tank inspection.

Lot 53C: Waiting for dirt from Lot 16 for the berm; Planting trees in the fall.

b) Water Operator

- **Panorama Monthly Activity Report for July 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. The monthly water consumption report was submitted to Division 5 Office of the State Division of Water Resources. Installed a new Cl injection pump. Worked with SMP on problem meter readings and non-working remotes. Shut down and recharged water main on Buck Point Rd. for installation of a valve on the secondary main serving lots. Attended the Board meeting to provide the Water Operator Report. Various communications were made to the Board of Directors about water system related issues.

- **Panorama Monthly Activity Report for June 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. The monthly water consumption report was submitted to Division 5 Office of the State Division of Water Resources. Ordered CL pump parts and a new CL Pump to replace an aging unit. Inspected the water line replacement on Homestead 48 which is still in process. Inspected the water service line for Homestead 16. Oversaw the installation of the valve on the sub-main that serves homesteads 6, 7, & 9 which included shutting down and putting back in service the main on Buck Point Road. Read meters and input the readings for SMP. Attended the Board meeting to provide the Water Operator Report. Various communications were made to the Board of Directors about water system related issues.

6. Old Business

No old business was discussed.

7. New Business

- a) Arrear dues for owners selling was discussed, questioned whether a lien needs to be lodged before a sale. It was explained that the Title companies must work through the management company for all outstanding dues before the sale can be completed. The Title company ensures and directly pays the management company / association.
- b) There is a bear presence in the neighborhood and it would seem they are visiting the area because of the trash cans. Besides the mess they leave behind, the dangers of encounters was mentioned. The board asked SMP to distribute a memo to all owners to consider upgrading their trash cans to bear proof containers to minimize this issue. Owners that are contracted through the association with Waste Management can have their containers upgraded to bear proof ones for an extra \$10 a month.
- c) SMP was also asked to remind owners to be mindful and observe the neighborhoods speed limits.

8. Next Meeting Date

The next BOD meeting will be held October 20th, 2021 at 5:30pm. The annual meeting date was also tentatively set for January 26th, 2022.

9. Executive session

No executive session.

10. Adjournment

With no further business to discuss, the meeting adjourned at 7:02pm