

PANORAMA RANCHES HOA
BOD MEETING
March 16th, 2022 at 5:30pm
Venue: Panorama Ranches - 246 Basalt Mountain Drive

1. Call to Order:

Meeting was called to order by Lea Tyler at 5:36pm. Attendees:

- Board members: Lea Tyler, David Thiel, Patty Heydenberk, Tony Merkel and Lance Burwell.
- ACA: Tony Merkel
- WO: Davis Farrar
- Key Stone Management (KSM): Courtney Nel and Nadia Nel

2. Approval of previous minutes:

Lea Tyler motioned to accept the previous meeting minutes of October 20, 2021, seconded by Lance Burwell and all present agreed.

3. Email approvals:

- 03/05/22 - Peck Feigenbaum invoice approved

4. Directors Reports:

a) President

- No report

b) Treasurer

- The treasurer reported that the financials were in current good standing. There are currently no major delinquent accounts.

c) Secretary

- No report.

5. Committee Reports

a) ACA Report

- The ACA submitted the following report:

Lot 12: Building complete, some trees have been planted and will plant the rest in Spring

Lot 16: Under construction

Lot 19: Request to replace doors and construct pergola – no plans submitted yet

Lot 22: House plans have been submitted

Lot 49: Under construction

Lot 53C: Berm is complete, planting trees soon

b) Water Operator

The water operator reported that all was good with the system. Consumption overall was low with a few peaks. Both pump houses need some work. KSM was asked to get bids to replace the Hardie board and repaint the main pump house and bids to redo / rebuild the upper pump house.

- **Panorama Monthly Activity Report for December 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 pump control system was monitored. Water tank levels were monitored on a weekly basis. Communications were

made with the Board President and Western Colorado Controls regarding monitoring of Well 1R for depth to water and other equipment necessary for the new Sensiphone monitoring system. Communications were made to the Board. The monthly water consumption report was submitted to Division 5 Office of the State Division of Water Resources. Fourth-quarter meter readings were obtained and delivered to Silver Mountain Properties for billing purposes. Notations were made regarding meter remote problems and other issues related to meter reading. Also, notation was made to Silver Mountain Properties and the Board about installation of pit meters on properties where ownership has changed recently.

6. Old Business

- a) Lot 53C water leak issue was discussed. It had been discovered that a previous owner had installed all equipment in the pump house without prior permission from the Board. All equipment in the pump house essentially is owned / used by Lot 53C. Based on this, The Board decided that all costs for the recent frozen piping, caused by the pipes not being properly blown out after landscape season, are for the owner. KSM will notify the owner of this decision with the next water billing cycle.

7. New Business

- a) New backflow contractors and pricing was discussed. The Board decided to go with Atlas Backflow. They will offer a rate of \$85.00. KSM will work with them to get dates scheduled and will send out a memo notifying owners of these dates ahead of time. The Board reviewed the list of owners that did not have their backflows tested during the 2021 year. KSM will asked to assess a \$250 fine for these owners.
- b) The water manual needs updating, KSM will send the Word document to the President, who will work with legal to make the necessary updates.
- c) Board positions and tenures were discussed and decided on as follows:

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

8. Next Meeting Date

The next BOD meeting was scheduled for May 18, 2022, at 5:30pm.

9. Executive session

No executive session.

10. Adjournment

With no further business to discuss, the meeting adjourned at 6:59pm.