

PANORAMA RANCHES HOA
BOD MEETING
May 18th, 2022 at 5:30pm
Venue: Panorama Ranches - 246 Basalt Mountain Drive

1. Call to Order:

Meeting was called to order by Lea Tyler at 5:4pm. Attendees:

- Board members: Lea Tyler, David Thiel, Patty Heydenberk, Tony Merkel and Lance Burwell.
- ACA: Tony Merkel; Buddy Burr; Dave Zamansky
- 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 March 16, 2022, seconded by Tony Merkel and all present agreed.

3. Email approvals:

- 04/04/22 - Water Operator invoice approval

4. Directors Reports:

a) President

- No report

b) Treasurer

- The treasurer reported that the financials are in current good standing.

c) Secretary

- No report.

5. Committee Reports

a) ACA Report

- The ACA submitted the following report:

Lot 12: Complete
Lot 16: Under construction
Lot 19: Pergola on hold, shed replacement approved
Lot 22: House plans have been approved
Lot 49: Garage under construction
Lot 53C: Requesting to install swimming pool

b) Water Operator

The water operator reported that the system is currently running well but reminded all to be cognizant of irrigation usage during the summer months. KSM was asked to mow the area around the pump house.

Panorama Monthly Activity Report for May 2022.

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 to the Board. The monthly water consumption report was submitted to Division 5 Office of the State Division

of Water Resources. Met with Doug Cernonok about his service line leak and later inspected the repair. Communication was made with the Board about the policy to replace the Blue Brute water service line and install a meter pit. Made reports to the Board about significant increase in water use from a possible leak and/or irrigation use.

6. Old Business

- a) The President will work with the attorney on updating the water manual. The Board will review before completion. David Thiel agreed to assist Lea with the updates.

7. New Business

- a) No new business was discussed.

8. Next Meeting Date

The next BOD meeting was scheduled for July 20, 2022, at 5:30pm.

9. Executive session

No executive session.

10. Adjournment

With no further business to discuss, the meeting adjourned at 6:35pm.