

PANORAMA RANCHES HOA
BOD MEETING
July 20th, 2022 at 5:30pm
Venue: Panorama Ranches - 246 Basalt Mountain Drive

1. Call to Order:

Meeting was called to order by Lea Tyler at 5:33pm. Attendees:

- Board members: Lea Tyler, David Thiel, Patty Heydenberk, Tony Merkel and Lance Burwell.
- ACA: Tony Merkel; Buddy Burr
- 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 May 18, 2022, seconded by Tony Merkel and all present agreed.

3. Email approvals:

- 05/21/22 - Appeal letter for Lot 19 voted not valid
- 06/11/22 - Approval to relocate Lot 19 shed and pad.
- 06/28/22 - Approval of KSM to redo the top pumphouse
- 07/13/22 - Approval to charge water usage at tier 1 for second quarter due to leak discovery & repair

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 09: Approval to plant 1 x Honey Locust tree

Lot 14: Approved new windows

Lot 16: Hoping to complete outside by end of July; Projection completion around Thanksgiving

Lot 19: Shed and pad to be moved to correct location

Lot 22: House plans have been approved

Lot 27: Approval to paint house

Lot 29: New roof approved; Garage / Shop building has been discussed but not approved. No site visit yet.

Lot 49: Garage under construction.

Lot 53C: Requesting to install swimming pool – no further discussions

b) Water Operator

The water operator reported that the system is currently running well but slightly higher than normal. Davis noted that he will be retiring end of August. The Board and KSM will negotiate with a new operator. The Board thanked Davis for all his efforts over the years as water operator.

Panorama Monthly Activity Report for July 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 Mark Blodget about high usage and discussed his garden hose connections in the pumphouse without backflow protection. Garden hose was disconnected and Mr. Blodget was requested to install backflow preventers before reattaching hose. Met with new owners Zwart to help look for a leak and determine integrity of service line because of recent high consumption. No leaks were found. Notified the HOA Board of my intention to retire at the end of July and said that I would work with the selected operator to provide a smooth transition. Met with Linda Leslie and Board member David Thiel to do a system walk through and Q&A on the system. During the walk through, it was observed that the Blodget hose had been reconnected to the pump house hose bib without backflow protection. The hose was again disconnected. I will perform the August Bacti Sampling and EPC will do September Bacti sampling as well as comprehensive water testing due by the end of the year. Attended the July Board meeting. There was discussion about the policy to replace "Blue Brute" water service lines when there is a leak due to failure and the requirement to install meter pits when a home is sold. Discussed increase in subdivision water use overall and with specific residents. This is likely my last report to the Board. It has been a pleasure working for the residents of Panorama and the various Boards over the past 40 years. We all can be proud of the system improvements that have been made over the years and more recently. These upgrades have improved water production, monitoring capabilities and will maintain high quality water over the long-term. Thank you.

6. Old Business

- a) The annual backflow inspection has been completed. 10 owners did not make use of the scheduled block and special rate with the contractor that was sourced to ensure a reduced price. KSM will send out reminder emails to these owners to ensure they have their backflows tested before December 1st.

7. New Business

- a) No new business was discussed.

8. Next Meeting Date

The next BOD meeting was scheduled for October 26, 2022, at 5:30pm.

9. Executive session

No executive session.

10. Adjournment

With no further business to discuss, the meeting adjourned at 7:01pm.