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PANORAMA RANCHES HOA
BOD MEETING
April 5, 2023, at 5pm
Venue: Panorama Ranches - 246 Basalt Mountain Drive
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1. **Call to Order:**

   Meeting was called to order by Patty Heydenberk at 5:06pm. Attendees:
   - Board members: Patty Heydenberk, David Thiel, Tony Merkel, Angela Shetzer and Elise Boyd
   - ACA: Tony Merkel, Mark Montgomery
   - Owners present: Lea Tyler
   - Key Stone Management (KSM): Courtney Nel and Nadia Nel

2. **Approval of previous minutes:**

   Tony Merkel motioned to accept the previous meeting minutes of February 20, 2023, seconded by David Thiel and all present agreed.

3. **Email approvals:**
   - 02/27/23   -   Zoom call with Open Space Committee scheduled for 03/06/23 for committees introductory presentation.
   - 03/09/23   -   Board nominees voted by Board to fill 2 open seats as Lea Tyler resigned 03/08/23.
   - 03/14/23   -   Next Board meeting date moved forward to 04/05/23 to formalize new board members
   - 03/23/23   -   Board agreed to continued lease of water shares to Strang Ranch for the 2023 year.

4. **Directors Reports:**
   a) **President**
   - No report
   b) **Treasurer**
   - The treasurer reported that the financials are in current good standing.
   c) **Secretary**
   - The secretary will work on a newsletter to go out shortly.

5. **Committee Reports**
   a) **ACA Reports**
   - The ACA submitted the following report:

Lot 7	:	Remodel / Additions – Roof line will change slightly, deck addition. Needs story poles & neighborhood review.
Lot 16	:	Under construction.
Lot 22	:	Under construction.
Lot 25	:	Sauna installation has been approved but has not been installed yet.
Lot 29	:	Walls and roof have been completed, siding and door frames next.
Lot 49	:	Awning not complete.
Lot 50	:	Shed installation – still awaiting formal request / application.

   b) **Water Operator**
   - No concerns noted, all systems running.

6. **Old Business**
   a) **SB100 policies signed:**
      KSM had printer issues and was not able to bring the previously approved policies to the meeting for signing. KSM will send the policies to the President for digital signature and then upload the policies on the web page.
   b) **Open / Bonfires:**
      The Board has agreed with the concerns received from owners that open fires are a danger / fire risk to the community. As this change would need to be made to the covenants, the Board will look at ALL suggested / needed changes to the covenants, to minimize the costs involved. Open fires will not be allowed during the summer months.

7. **New Business**
   a) **Board positions elections:**
      The Board welcomed the new members, Angela Shetzer and Elize Boyd. Two board members had been elected, as Lea Tyler resigned from the Board 03/08/23. After a brief discussion, the following positions and tenures were agreed to unanimously:

President	-	Patty Heydenberk	-	2 years
Vice President	-	David Thiel	-	2 years
Treasurer	-	Angela Shetzer	-	2 years
Secretary	-	Elise Boyd	-	1 year
Member at large / ACA liaison	-	Tony Merkel	-	1 year

   b) **Open Space Committee (OSC) board liaison:**
      Elise Boyd will be the OSC board liaison.
   c) **Absolute water rights:**
      The associations absolute rights need to be completed and filed by September 23, 2023. Patty Heydenberk has made contact with the HOA's water attorney. The board agreed to costs of up to $15,000.00 to ensure the confirmation of the absolute rights. A Zoom call will be scheduled with the attorney and all board members to discuss the requirements and all particulars needed to file.
   d) **Amendment to governing documents:**
      There are several possible changes that will need to be made to the governing documents, including open fire ban during summer and multiple changes to the ACA guidelines as well as adjusted / clearer verbiage changes on certain points. The board will work on compiling a list of all the changes.

8. **Next Meeting Date**
   The next BOD meeting was scheduled for May 17th, 2023, at 5pm.

9. **Executive session**
   Executive session was entered at 7:26pm and exited at 7:29pm to discuss the aging reports.

10. **Adjournment**
    With no further business to discuss, the meeting adjourned at 7:29pm.