

PANORAMA RANCHES HOA
BOD MEETING
February 20, 2023, at 5:30pm
Venue: Panorama Ranches - 246 Basalt Mountain Drive

1. Call to Order:

Meeting was called to order by Lea Tyler at 5:37pm. Attendees:

- Board members: Lea Tyler, David Thiel, Patty Heydenberk and Tony Merkel
- ACA: Tony Merkel, Buddy Burr
- Owners present: Wayne Hall, Linda Stoeckl
- 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 26, 2022, seconded by David Thiel and all present agreed.

3. Email approvals:

- 12/01/22 - Trail survey permission granted
- 12/05/22 - Annual meeting caterer bid approved
- 12/20/22 - President's letter for annual meeting pack approved
- 02/02/23 - Next BOD meeting date scheduled for 02/21/23 – *(changed later to: 02/20/23)*

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 Reports

- The ACA submitted the following report:

- Lot 7 : Remodel / Additions – Roof line will change slightly, deck addition. Needs story poles & neighborhood review.
- Lot 19 : The poles and platform from the previous shed location have not been removed. The Board and ACA have received complaints about this. KSM was asked to follow up with the owners about this.
- Lot 50 : Shed installation – still awaiting formal request
- Lot 22: : Under construction

The ACA committee asked the Board to consider the following amendments / adjustments to the ACA Design Criteria:

- Solar panel size and location restrictions
- Clearer guidelines and limits to the parking of vehicles / recreational vehicles on driveway

b) Water Operator

- No concerns noted, all systems running. David Thiel will contact Kevin Madison to get progress updates on the Sensaphone system
- David Thiel will update the water manual once the radio / phone system is working
- There are yard hydrants that have been installed by various owners. Owners will need to verify whether these lines have backflows and will need to add them to the annual check. The ACA will submit a list of these hydrants to KSM.

6. Old Business

a) Survey update:

Survey has been completed. Results will be emailed soon once received.

b) Tree / Brush removal from pipeline:

This was discussed and unanimously agreed that the brush will remain as there are many owners who prefer having it.

7. New Business

a) Board positions elections:

A resignation letter was received from Lance Burwell. As such, the Board positions will remain the same as 2022 until a new Board member has been elected by the Board. The Board will give a list of possible candidates to KSM, who will contact all candidates to evaluate their interest in filling a position on the Board. Each candidate will be asked to complete a list of questions created by the Board. Once all candidates have responded, the Board will vote on filling the empty seat. Positions and tenures will be voted at the next Board meeting with the new board member.

b) Bonfire concerns: *(This was presented at the beginning of the meeting)*

Multiple emails and calls have been received by KSM regarding open fires. Some owners have asked that this activity be banned completely or at least during the summer months. There are major concerns regarding potential fires and evacuations. The board discussed this issue and is considering the ban on open fires during the summer months – April thru first snow. Tony Merkel will contact the fire department to see what the county laws are currently. The ban may also include a fireworks prohibition.

c) SB100 policies

All 9 policies were presented and reviewed in detail. Tony Merkel motioned to accept the updated policies, seconded by Patty Heydenberk, with unanimous agreement by all.

d) Owner suggestion for T-Mobile satellite: *(This was presented at the beginning of the meeting)*

Lot 39 presented the idea of having a T-Mobile satellite erected at the water tower. This will provide the community with 5G internet. The Board will consider this once all the details have been received.

8. Next Meeting Date

The next BOD meeting is scheduled for April 26th, 2023, at 5pm. *(this date was changed later to April 5th, 2023.)*

9. Executive session

Executive session was entered at 7:45pm and exited at 7:51pm to discuss the aging reports.

10. Adjournment

With no further business to discuss, the meeting adjourned at 7:52pm.