

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

**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: David Zamansky and Buddy Burr
- Key Stone Management (KSM): Courtney Nel

**2. Approval of previous minutes:**

Angela Shetzer motioned to accept the previous meeting minutes of April 5, 2023, seconded by David Thiel and all present agreed.

**3. Email approvals:**

- 04/12/23 – Zoom call with attorney regarding absolute water rights scheduled for 04/25/23.
- 05/02/23 – Approved Angela Shetzer to investigate options to invest Reserve Funds.
- 05/05/23 – Approved the water attorney bill for payment.
- 05/24/23 – Approved community newsletter.
- 05/17/23 – Change of meeting date to 05/30/23 due to unforeseen circumstances.

**4. Directors Reports:**

**a) President**

- The president reported that the Water Attorney responded and requires additional information regarding the absolute water rights. The board requested KSM to compile a draft response to the email and copy the Board in on the correspondence.

**b) Treasurer**

- The treasurer reported that the financials are in current good standing.
- Angela explained that all investment can only be up to \$250K and must be FDIC insured. She further explained how investments work and said the association can invest either quarterly, mid-year or annually.
- Reserve Study – Angela requested a breakdown of the Reserve funds and will be able to determine and present options on how best to invest the funds at the next BOD meeting.

**c) Secretary**

- Elise was thanked for all her efforts and congratulated on a well presented newsletter.

**5. Committee Reports**

**a) ACA Reports**

- The ACA submitted the following report:

Lot 7	:	Addition and remodel was approved.
Lot 16	:	Under construction – request landscape / Driveway plans.
Lot 19	:	Verify poles have been removed.
Lot 22	:	Under construction.
Lot 25	:	No action.
Lot 29	:	Shed competed – needs to tidy up yard.

Lot 49 : Still busy with awning.  
Lot 50 : Completed.  
Lot 53C : Agreement is registered with the County Clerk and Recorder.

**b) Water Operator**

- Nothing to report – all systems running.

**6. Old Business**

**a) Absolute Water Rights:**

KSM reported that they received an email from the water attorney with various questions related to data on the association, this will enable the attorney to start proceedings. KSM said that the Association has 35GPM absolute water rights and 15GPM are still conditional. The conditional rights are what the attorney is trying to convert to absolute rights. If he is unable to convert to absolute rights then he will continue with having the conditional rights approved for the following 6 years.

**b) Governing Documents amendments:**

The Board requested the ACA to review the design criteria documents and present their changes they require. The Board will take the ACA review into consideration when reviewing the possible covenant changes. The ACA said they would like to get together after July 4<sup>th</sup> to review and suggested a tentative review date for July 13, 2023.

**7. New Business**

**a) Water Tank Full Build Out:**

The Board asked if it would be prudent to look at replacing the water tank as proposed by Zancanella some years back. KSM reported that the water tank inspection was to be done later this year or next year, the report will determine the current condition of the tank and if replacement is necessary, however, with the new pump capacities it is thought that it would not be necessary as the fill rates have increased considerably.

**b) ACA owner violation / fine structure:**

The ACA requested the association investigate a violation fine structure to curb non approved activities within the subdivision. The Board recommended the ACA get together and come up with suggestions.

**c) Yard hydrant / Backflow Tests:**

Tony Merkel reported that there is a device that can be installed on any yard hydrant to allow for backflow prevention. Tony has some devices and will give them to owners who need it. The device is a anti-sighon vacuum breaker and it will satisfy the backflow and cross connection rule as required by the CDPHE.

Tony will reach out to Atlas Backflows to gets the available date for the annual backflow test. KSM will send the notifications out to the neighborhood.

**8. Next Meeting Date**

The next BOD meeting was scheduled for July 19, 2023, at 5pm.

**9. Executive session**

Executive session was entered at 7:00pm and exited at 7:05pm to discuss the aging reports.

**10. Adjournment**

With no further business to discuss, the meeting adjourned at 7:06pm.