

THE PANORAMA RANCHES HOMEOWNERS ASSOCIATION
MINUTES OF ANNUAL HOMEOWNERS MEETING
January 19th, 2023 at 6pm

The Panorama Ranches Homeowners Association annual meeting was held at the Missouri Heights School House at 498 Co Rd 102, Carbondale. Board members present were David Thiel, Patty Heydenberk, Lance Burwell and Tony Merkel. Also present were Courtney and Nadia Nel from Key Stone Management (KSM). Nadia Nel assumed the role of secretary to prepare a recording of the meeting.

1. Call to Order / Roll Call and counting of proxies:

Vice President David Thiel called the meeting to order at 6:07pm. Roll call transpired and proxies were counted as follows:

Owner/s present:

1. Heydenberk, Patty	-	Lot 2	
2. Burwell, Lance & Denise	-	Lot 4	
3. Matuszeski, Andrew	-	Lot 7	
4. Cernonok, Doug & Brooke	-	Lot 9	
5. Thiel, David & Carol	-	Lot 10	
6. Fisher, Tom & Colleen	-	Lot 16	
7. Boyd, Anthony & Elise	-	Lot 18	
8. Farrar, Davis & Cathie	-	Lot 20	
9. Farrar, Davis & Cathie	-	Lot 21	
10. Domville, Henry	-	Lot 22	
11. Damke, Leilani	-	Lot 24	
12. Turner, Adam	-	Lot 25	
13. Stoeckl, Linda	-	Lot 26	
14. Merkel, Tony & Sheryl	-	Lot 27	
15. Kuznetz, Michael	-	Lot 30	
16. Quint, Lance & Lisa	-	Lot 31	
17. Snell, Dolores	-	Lot 34	
18. Schoeller, Matthew	-	Lot 36	
19. Cox, Karen & Hall, Wayne	-	Lot 39	
20. Burr, Harry & Susan	-	Lot 47	
21. Bean, Ashley	-	Lot 49	
22. Diamandopoulos, Ted	-	Lot 53A	(22 owners present)

Proxies were received from:

23. Shetzer, Angela	-	Lot 3	
24. Shetzer, Angela	-	Lot 5	
25. Ho, Kirby	-	Lot 11	
26. Dusza, Sandra	-	Lot 33	
27. Pantalone, Carla	-	Lot 35	
28. Tyler, Lea	-	Lot 44	
29. Edmonds, Don & Susan	-	Lot 45	
30. Edmonds, Don & Susan	-	Lot 46	
31. Kroening, Christine	-	Lot 48	
32. Blodgett, Mark	-	Lot 53C	(10 proxies received)

2. Verification of Quorum:

With owners of 22 voting members in attendance and 10 proxies in hand, it was determined that there was a quorum to conduct business.

3. Changes to the Agenda:

None

4. Approval of Previous Annual Meeting Minutes:

Tony Merkel motioned to accept the annual meeting minutes from January 26th, 2022, this was seconded by David Thiel and agreed to by all members present.

5. Introductions – Presidents Report 2022:

The Vice President, David Thiel thanked the Board, ACA, WO, and the management company for all their hard work during the year. All board members and owners introduced themselves. David reported the completion of the following projects during the 2022 year:

- The water system upgrade has been completed.
- The upper pumphouse has been renovated and the lower pumphouse has been repainted.
- There were no line breaks or leaks.
- The associations reserve study has been updated.
- Owners were reminded to be diligent with their water usage. Owners should take their water readings on a monthly basis to monitor for any leaks. Owners were reminded to let KSM know if they see or suspect a water leak.

6. ACA Report:

The ACA reported that the year presented 11 requests for additions to properties, in construction and in landscaping. There is 1 new build still in progress, as well as shed, saunas and a swimming pool build. Owners were reminded to notify KSM of any new work / builds needing approval and of any informal work being done on their properties. KSM will notify the ACA and BOD of any requests received. The ACA documents have been updated by the ACA and KSM to streamline the documents and procedures.

7. Water Report:

Davis Farrar has resigned as the associations water operator. The Board has engaged EPC (Environmental Process Control) as the new operator. Owners were encouraged to read the water operator (EPC) report sent with the annual meeting pack. Owners were reminded to contact KSM only with any water queries.

8. Treasurers Report & 2023 Budget Ratification:

The treasurer reported that the financials were in overall good standing and was happy to report a reduction of \$50 on the reserve portion of the dues. Various line items were discussed. KSM was asked to add the tank replacement costs to the Reserve Study. With no objections received from any owner, the 2023 budget was ratified.

9. Old Business:

None.

10. New business:

a) Board of Directors Elections:

There were 3 board members positions renewing. All 3 board members offered to stand again and one other offer was received. The owners voted, ballots were counted and verified by KSM and an independent owner and Lea Tyler, David Thiel and Patty Heydenberk were elected to serve on the board for a 2-year tenure.

b) Trails and Open Space Committee:

Owner, Andrew Matuszeski who is heading up the trails committee updated the owners on the results of the recent trails / open space survey. 64% of owners responding to the survey agreed that they would like the committee to investigate the trails and open spaces. The board reminded the committee that the HOA would not incur any costs to this investigation. The committee feels the open space and trails are a huge commodity and asset to the association. They will do their best to accommodate all suggestions received through the survey by owners. Once completed, the committee will present their findings and suggestions to the board and the owners.

c) Proposed Bylaw Revisions by owner:

Owner Davis Farrar addressed the owners with a list of suggested Bylaw amendments including, a 10-day notice of BOD meetings and agenda's to the associations website and a 10-day notice of any BOD actions without meetings. Davis motioned for the above changes, seconded by Leilani Damke. With only 6 votes received in favor and 26 votes (including proxies) not in favor, the motion failed. Davis and the owners were reminded that the Board meeting dates were posted on the website shortly after the previous meeting, as well as draft minutes. Agendas are often edited up to the day of the meeting. KSM will post a draft agenda ahead of the Board meetings to the web page.

11. Adjournment

With no further business to discuss, the meeting was adjourned at 7:49pm.