

**PANORAMA RANCHES HOA**

**BOD MEETING**

**July 19, 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 and Elise Boyd
- ACA: Mark Montgomery and Buddy Burr
- Key Stone Management (KSM): Courtney Nel and Nadia Nel
- Owners present: Wayne Hall and Davis Farrar

**2. Approval of previous minutes:**

Patty Heydenberk motioned to accept the previous meeting minutes of May 30, 2023, seconded by David Thiel and all present agreed.

**3. Email approvals:**

No email approvals.

**4. Directors Reports:**

**a) President**

No report

**b) Treasurer**

No report

**c) Secretary**

No report

**5. Committee Reports**

**a) ACA Reports**

- The ACA submitted the following report:

Lot 7	:	Approved perimeter
Lot 16	:	Approved fence, tree planting and loafing shed
Lot 18	:	Approved metal fence and hot tub
Lot 22	:	Under construction.
Lot 25	:	No action – ACA to send email
Lot 29	:	Shed competed – needs to tidy up yard.
Lot 30	:	Started construction
Lot 39	:	Shed approval – neighborhood review coming up
Lot 49	:	Almost complete – awning, landscape, construction clean up
Lot 53C	:	Pool in progress

**b) Water Operator**

- Nothing to report – all systems running.

**6. Old Business**

**a) Absolute Water Rights:**

The water attorneys are waiting for the water usage irrigation numbers. KSM will work with EPC and other relevant contractors to get these numbers.

**b) ACA violations fining structure policy:**

As previously discussed, the board will look at adding ACA edits / fines to the covenants when the next update is done. In the interim, KSM will change the current application form to read that all approvals carry an 18-month deadline for completion after which, the owners will have to reapply. KSM will work with the ACA on creating a current activity spreadsheet with project completion dates. KSM / ACA will send out reminder notices to owners 1 month ahead of the completion deadline. This was motioned by Tony Merkel, seconded by Patty Heydenberk and agreed by all.

**7. New Business**

**a) Open Space Proposal:**

Wayne Hall and Davis Farrar presented the board with a proposal to clear and neaten the existing associations trails. The board agreed to this proposal and asked that all owners involved sign a waiver form before work can commence. The cleaning is scheduled to start August 1<sup>st</sup>. Tony Merkel motioned to accept this proposal, seconded by Elize Boyd and agreed by all present.

**b) Irrigated water usage for water rights:**

See 6.a).

**8. Next Meeting Date**

The next BOD meeting was scheduled for September 13<sup>th</sup>, 2023, at 5pm with a tentative date for the following meeting on November 15<sup>th</sup>, 2023.

**9. Executive session**

Executive session was entered at 6:56pm and exited at 7:03pm to discuss the aging reports.

**10. Adjournment**

With no further business to discuss, the meeting adjourned at 7:03pm.