

PANORAMA RANCHES HOA

BOD MEETING

November 15, 2023, at 5pm

Venue: Panorama Ranches - 246 Basalt Mountain Drive

1. Call to Order:

The meeting was called to order by Patty Heydenberk at 5:16pm. Attendees:

- Board members: Patty Heydenberk, David Thiel, Tony Merkel, Elise Boyd and Angela Shetzer.
- ACA: Mark Montgomery, David Zamansky
- Key Stone Management (KSM): Courtney Nel and Nadia Nel

2. Approval of previous minutes:

Angela Shetzer motioned to accept the previous meeting minutes of September 13, 2023, seconded by Tony Merkel and all present agreed.

3. Email approvals:

- 09/20/23 - Approval to proceed with absolute water rights – JVAM
- 10/03/23 - Pause investment transfers until all water line breaks have been repaired and paid for.
- 10/03/23 - Approval of additional water line replacement found on Sunlight Drive
- 10/17/23 - Approval of Holmes Excavation invoice for Sunlight Dr break
- 10/17/23 - Approval of annual auto dialer subscription

4. Directors Reports:

a) President

Patty Heydenberk reported that it had been discovered that the Sensaphone was not sending alert texts. EPC explained that this was because the association needed to set up a subscription for the auto dialer. This has been done. Patty had met with the water commissioner to view the pump houses for the absolute water rights application, the meeting went well. Patty also informed the board that Lot 24 had again questioned the easement of the pump house on her land. This culminated in a call with the associations water attorney and Lot 24 owner. Subsequent to this, it was established that the easement on Lot 24 has no bearing or influence on the absolute water rights application. Lot 24 was also informed that any further pursuance of this matter will be at her expense only.

b) Treasurer

Now that the repairs for all breaks have been completed, Angela Shetzer was asked to continue with the setting up of the investment accounts. The transfer amounts will remain the same as previously agreed to. Angela explained that she would need to reinvestigate the options available and will report back to the board.

c) Secretary

Elise Boyd informed the board that she would be sending the newsletter soon. The board asked to her to include something about the tailgating issues on the roads as well as a reminder to clean up after their dogs and horses and to ensure that bags used are collected and disposed of and not left behind. Elise suggested adding a neighborhood trick or treating evening in the neighborhood for the 2024 year.

5. Committee Reports

a) ACA Reports

- The ACA submitted the following report:
 - Lot 7 : Fence and walkway completed
 - Lot 16 : Under construction
 - Lot 22 : Under construction / approved a gravel driveway
 - Lot 29 : Application received for a 60' x 40' Barn with carport
 - Lot 47 : Approved curb and sidewalk

Lot 49 : Waiting for exterior lights and sink to be installed before final inspection

Lot 52 : Approved 96' x 150x6' fence

Lot 53C : Needs inspection on electrical and seeding on hillside not completed

The need to update the design guidelines was discussed again. This will be a project for the 2024 year.

b) Water Operator

- All systems are running and all line breaks have been repaired and the work has been completed. The requested bid to exercise all valves and hydrants was received from Jesus Velazquez at \$1,495.00. The association would also need to purchase or rent the equipment needed to carry out this exercise. The board will relook at this in Spring.

6. Old Business

a) Absolute Water Rights:

The water attorney has submitted all documents and the final application. We are currently in the opposition period which ends November 30th, 2023. The attorney will advise on the following steps once this opposition period has ended.

7. New Business

a) Water tier review:

The board deliberated the option of increasing the 1st tier water usage for the association. After some discussion it was decided to combine the 1st and 2nd tier usage, allowing owners to use 50,000 gallons per quarter at the current 1st tier rate. This was motioned by Tony Merkel, seconded by Patty Heydenberk and all present agreed.

Amendment: After reviewing the associations water decree, it was discovered that the above is not permissible.

b) Budget 2024:

All line items and year to date financials were reviewed and discussed. With no change to the current dues, Tony Merkel motioned to accept the 2024 proposed budget as is, this was seconded by Patty Heydenberk and all present agreed.

8. Next Meeting Date

The next meeting is scheduled for January 17th, 2024 as the associations annual meeting. KSM will book the venue and get catering bids. The event will start at 5pm for dinner and the meeting will commence at 6pm.

9. Executive session

The board went into executive session at 6:44pm to discuss delinquent accounts. They emerged at 6:51pm.

10. Adjournment

With no further business to discuss, the meeting adjourned at 6:51pm.