

## **Panoramic Heights Homeowners Association Board Minutes August 19, 2019**

### **Officers, Board Members and PHHA Members in Attendance:**

Officers: Gerry Berges - President, Molly Hanmaker-Teals, Christy Watts – Secretary, Steve Varner – Treasurer, Les Whithead – Water Master 2

### Board Members:

Robin Duncan, Carol Bartell, Josh Pasma, Steve Erhart, Ron Mabry, Josh Pasma

PHHA Guests: Scott Williams, Traci Bradshaw,

### Excused:

Dan Warehime – Water Master 1, Sondra Rader, Fernando Arevalo, Nathan Cathey

**The meeting was called to order at 7:02 PM by President, Gerry Berges**

### **Minutes of July 15, 2019: MSA (Motion, Second, Approved)**

#### **Treasurer's Report: MSA**

August 2019 Financials attached

#### **President's Report**

- PHHA incurred a Common Area sprinkler expense. No invoice to date.
- The Covenant/Grievance Committee met and has suggestions to add to our covenants. Thank you for all your hard work.
- PHHA address labels are up to date and the Emergency General Membership meeting notification has been mailed along with a proxy for those who cannot attend. Thank you, Molly, for keeping the mailing list up to date and to those who addressed and stamped the letters.
- Scott Williams is here and is a PHHA member. He will be assisting the Treasure, Steve Varner, with Quickbooks as needed.
- Another letter was mailed to Joe Fairchild regarding the property he purchased at 5301 W. 26<sup>th</sup>, informing him he is in violation of PHHA Covenants. We will bring PHHA members up to date at the Emergency meeting on September 3<sup>rd</sup>.

## **Old Business**

### **Website**

Jenna Higley is almost finished working on the website. It is looking good. Jenna verified contact info for officers. She and Christy met and went over additions and format. Ben Anderson is assisting Jenna. Board members, please supply a photo of yourself if you haven't already done so.

### **PHHA Covenants**

Robin presented revised covenants with suggested revisions. Copies were distributed for Board consideration. The Board discussed proposed revisions in length. Robin will send a copy of the current covenants, with minor changes, to Christy to email to PHHA members. It was decided that over the next several months additional sections of the covenants will be emailed to PHHA members for further comment. The Board would like to vote on any revisions at the Annual March Meeting.

### **Mailbox Lighting**

It is very dark at the mailboxes in the winter months. Ron Mabry is continuing to investigate how the lighting might be done and the cost.

### **Committees of the Board:**

Architectural, Irrigation, Grievance, Grounds, Audit

A description of each committee's areas of focus is contained in the PHHA Bylaws.

PHHA members will be asked to volunteer to participate on one of the four committees at the September 3<sup>rd</sup> meeting. Thus far, we have volunteers for the following committees:

**Architectural** – Carrol Bartell, Brenden Sillito, Traci Bradshaw, Fernando Arevalo

**Irrigation/Grounds** – Dan Warehime, Les Whitehead,

**Covenant/Grievance** – Sondra Rader, Carol Wondrack, Robin Duncan, Josh Pasma

**Audit** -Steve Varner, Gerry Berges, Ron Mabry, Carol Bartell, Scott Williams,  
Molly Hamaker-Teals

\*Recreation Committee (Separate Board of Directors) Serve no position on the PHHA Board of Directors

## **New Business**

### **Bylaws**

Our current Bylaws state that in addition to the Executive Board there will be five (5) Associate Board Members. Gerry would like to see that number increased to 10. This will require a vote of the General Membership at the September 3<sup>rd</sup> meeting.

As per our bylaws, the following terms for board members are:

Molly Hamaker-Teals (VP) and Christy Watts (Sec): 4/1/2019-3/31/2020

Gerry Berges (Pres.), Stever Varner (Tres.) and Dan Warehime (Water): 4/1/2019-3/31/2021

All remaining board members: 4/1/2019-3/31/2020

**Next Meeting**

**September 16, 2019 at 7:00 pm at the home of Gerry Berges, 5311 West 25th Avenue.**

The following are the dates for the next 3 board meetings. All board meetings will be held at Gerry's home. **September 16, October 21, November 18**  
All PHHA members are welcome to attend.

**Submitted by  
Christy Watts, Secretary  
(509) 308-8986**