

Panoramic Heights Homeowners Association Board Minutes July 15, 2019

Officers, Board Members and PHHA Members in Attendance:

Officers: Gerry Berges - President, Molly Hamaker-Teals – Vice President,
Steve Varner - Treasurer, Christy Watts – Secretary, Dan Warehime – Water Master 1

Board Members:

Robin Duncan, Carol Bartell, Nathan Cathey, Sondra Rader, Ron Mabry, Josh Pasma, Fernando Arevalo,

PHHA Guests: Traci Bradshaw, Cheryl Miller, Kim Strom, Dean Strom, Chuck Miller

Excused:

Les Whitehead – Water Master 2

The meeting was called to order at 7:05 PM by President, Gerry Berges

Minutes of June 17, 2019: MSA

Treasurers Report: MSA

Treasurer Steve Varner presented the budget. He is still waiting on a rebate from Liberty Mutual that is owed PHHA due to the switch to Bud Knore State Farm. Steve is having some difficulties converting Quickbooks to a newer version but is working on it. Steve reported he met with Gerry and is in the process of generating bills for past due accounts. He presented a draft collection policy to the board and sample progressive action letters to be sent to homeowners that have failed to pay their dues in a timely manner. He will make some changes and the drafts will be sent to board members via Christy Watts for suggestions and comments. An audit committee was formed to assist Steve.

Old Business

Website

Jenna Higley is working on the website. The final cost for web design from Ben Anderson was \$500 for set-up, \$360 to configure the pay online feature and \$240 a year for hosting. We will hold off for now on soliciting photos from PHHA members to visually enhance the site.

PHHA Covenants

The letters to PHHA homeowners and a copy of the Covenants are ready to send out. It will be the Grievance committee's job to proposed further steps if homeowners do not comply to enforce the Covenants should it become necessary. Sondra Rader, Traci Bradshaw, Robin Duncan and Molly Homaker-Teals volunteered to label and mail the letters.

Entryway Lights

Monument lights were discussed. The homeowners by both entryway corners have agreed to provide electricity to the monument signs. PHHA will repair any damage to their yards and they will be paid a small annual stipend.

Mailbox Lighting

It is very dark at the mailboxes in the winter months. Ron Mabry said he would investigate ways lighting them 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.

Board members and other PHHA members will be asked to volunteer to chair or participate on one of the four committees. Thus far we have volunteers for the following committees:

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

Irrigation – Dan Warehime, Les Whitehead,

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

Grounds – Dan Warehime, Steven Erhart

Audit -Steve Varner, Gerry Berges, Ron Mabry, Carol Bartell, Scott Williams

Recreation (Separate Board of Directors)

New Business

Letter from Shlomo Orr

Gerry and Christy both received a letter via email from PHHA member Mr. Orr. He was concerned a general membership meeting and covenants. Gerry responded to him and addressed his questions.

Request from Mr. Fairchild

Mr. Fairchild has purchased a home on 26th. He is requesting permission from the PHHA to cross our easement to bring in City of Kennewick water from the adjacent neighborhood bordering the west side of Panoramic Heights. He intends to build two more houses on the property. After lengthy discussion regarding non-compliance with the PHHA Covenants and other questions, the PHHA Board decided to decline his request. Gerry will write a letter back to Mr. Fairchild to inform him of the Board's decision.

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

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

This is in compliance with our Bylaws.

Next Meeting

August 19, 2019 at 7:00 pm at the home of Gerry Berges, 5311 West 25th Avenue.

The following are the dates for the next 4 board meetings. All board meetings will be held at Gerry's home.

August 19, September 16, October 21, November 18

**Submitted by
Christy Watts, Secretary
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