

Panoramic Heights Homeowners Association Board Minutes May 20, 2019

The meeting was called at the request of Ron Mabry, acting President of the Panoramic Heights Homeowners Association (PHHA). Other people present were current executive board members and prospective board members. Action was taken at this meeting to elect officers and board members to fill vacancies.

Current Officers, Board Members and Prospective Board Members in Attendance:

Officers: Ron Mabry - President, Vacant -Vice President, Jean Peterson - Treasurer, Diane Stephens -Secretary, Dan Warehime – Water Master

Board Members: Gerry Berges, Steve Peterson, Nathan Cathey

Prospective Board Members: Molly Hamilton-TealsLes, Les Whitehead, Robin Duncan, Christy Watts, Carol Bartell, Steven Erhart, Josh Pasma, Steve Varner, Fernando Arevalo

Perspective Board Member Excused

Sondra Rader (unable to contact prior to meeting)

The meeting was called to order at 7:05 PM by Ron Mabry:

Introduction of those present

A motion was made to except Sondra Rader (excused) and all meeting attendees as board members for the coming year. Motion, Second, Approved (MSA)

Officers nominated: Gerry Berges – President, Vice President – Molly Hamilton-Teals, Ron Mabry – Treasurer, Christy Watts – Secretary, Dan Warehime – Water Master
MSA

Board Members:

Les Whitehead, Robin Duncan, Carol Bartell, Nathan Cathey, Sondra Rader, Steve Erhart, Josh Pasma, Steve Varner, Fernando Arevalo

Budget

The PHHA Fiscal Cycle is April 1 – March 31st

New Business

Website

The PHHA website is in need of a complete rebuild as it is very dysfunctional. PHHA resident, Jenna Higley, has offered to lend her time and talent to work on a new look and easy to use features. Gerry, Christy and Fernando Arevalo will meet with her to discuss options.

Old Business

Traffic Control Signage:

There will be four speed control signs installed in the neighborhood in the near future.

Board Insurance:

Bud Knore State Farm Insurance will be the new provider for board and liability insurance. State Farm was the low bidder will provide excellent coverage.

Lights at Monument Entry Signs at Kellogg St & Irving and Creekstone & 27th:

The owner of the home next to the Irving round-about has agreed to provide electricity to the monument sign at the Irving entrance to Panoramic Heights. He will be offered a small stipend on an annual basis and expenses to run electrical from his residence. The homeowner at the 27th Avenue entrance will be approached to provide the electrical for that monument sign.

Bushes & Trees on the corner of 27th & Creekstone:

Bushes are blocking drivers' ability to see oncoming traffic. Senske, our grounds maintenance provider, will be contacted to trim, shape, and remove foliage as necessary. The board authorized \$500 for the work plus a contingent \$250 if necessary. MSA

Committees of the Board:

Architectural, Recreational, Irrigation, Grievance

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

Bank Account:

PHHA bank account is currently at Bank of America. A motion was made to close the account and move the funds to Community First Bank on Clearwater. MSA

Signers on the account will be, Ron Mabry - Treasurer, Gerry Berges – President, Christy Watts – Secretary.

Tabled for Discussion at the next meeting:

PHHA Covenant

After a lively discussion ensued on major issues facing the board, in particular how the PHHA Covenant addresses tree height. It was decided that the Board would table the Covenants conversation and enforcement issues until the next Board meeting.

Covenants & Bylaws:

To be emailed to all board members for review. **Board members are asked to please be prepared to discuss the Covenants & Bylaws at the next meeting.**

After review, a copy of the Covenants will be mailed via USP to all homeowners in the PHHA.

Recognition and Thank you for your service:

Thank you Jean and Steve for taking care of us for so long. Have fun in Florida. And thank you Diane for handling the secretary position until we could find a replacement. Let's keep the momentum moving forward. Thank you Ron for bringing us all together tonight and for all the work that you have done to create this board.

Gerry Berges, PHHA Board President

Next Meeting:

June 17, 2019 at 7:00 pm at the home of Gerry Berges, 5311 West 25th Avenue.

The following are the dates for the next 6 board meetings. All board meetings will be held at Gerry's home.

June 17, July 15, August 19, September 16, October 21, November 18

**Submitted by Christy Watts, Secretary
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