

Panoramic Heights Homeowner Association
Board meeting
September 16, 2019
7:00 PM

Those present: Gerry Berges, Steve Varner, Dan Warehime, Robin Duncan, Molly Hamaker-Teals, Jenna Higley, Carol Bartell, Ron Mabry, Nathan Gathey, Shlomo Orr, Todd Smith.

Minutes: 8/19/2019: Molly motioned, seconded by Dan: **Approved minutes** from 8/19/2019
9/3/2019 Minutes: One change: Jenna Higley was present at the meeting. Dan motioned, Molly seconded: **Approved minutes** from 9/3/2019.

Financial Report: Steve

1. We have no bills outgoing at present. Repair bills for irrigation not reflected.
2. I have sent letters to 8 who have long term debt. Received payment from 2 and heard nothing from the other 6. Have sent out 6 second level letters, and 2 first level letters.
3. Current year: Only 13 out of 159 remain to be paid.
4. Paid with debit card in September: \$200 initial consulting and \$2500 retainer for Terry Preszler, Attorney. Estimate spent \$500 out of the \$2500.
5. Future expenses:
 - a. Normal monthly maintenance contract with Senske.
 - b. QuickBooks transferred. Told to wait until 2020 version released to purchase.
 - c. Legal fees well under our budget at this point.
 - d. We are using previous year expenses as a guide line.
 - e. Current balance in check book does not include \$5,000 emergency fund.
 - f. Entry way lights: Amount to be determined. \$100/month for the homeowners, but instillation of lights not determined at this time.
 - g. Legal fees: It would be nice to have an idea for planning. Will depend on response by Joe Fairchild.
6. When Steve came on the board, the first of June, the checkbook balance was \$49,916. This was the peak of year after sending out and receiving yearly dues—most of the revenue for the year. In June, our expenses starting kicking in—irrigation repairs, insurance, etc. We have 4 people that review the books each month.
7. When we go to new QuickBooks, new reports that can be generated. The present QB addition was 18 years old and we just converted last week.

MOLLY MOTIONED APPROVAL OF STEVES REPORT, CAROL SECONDED. APPROVED.

Web Page development: Jenna

1. Have shown Gerry what has been developed so far. Would like to have a question and answer section. This will take a couple of weeks and may cost additional dollars to set up.
2. Board decided against a forum type section. Felt it would have people bickering and the public would be able to see this. A portion like this would have to have a log in and password. There will be no forum at this time. Nathan suggested we talk to the community to see if they want a forum and how to manage. No forum at this time.

3. Asked to add a section on events and also board members.
4. Each Executive Board member will have email and there will be a committee email. The emails will go to the President, VP, Secretary, Treasurer and Water Master. No individual names, just the position. There will be a page for each Board member, biography and contact information as above. This can be directed towards personal email. No personal phone numbers or emails will be displayed.
5. Water master will need phone for emergencies.
6. We are trying to make this simple and easily accessible.
7. A question/answer section. Would like to have a question and answer section. This will take a couple of weeks and may cost additional dollars to set up. We have no idea of the questions at this time.
8. Covenants and bylaws will be posted, along with meeting agendas, minutes of last meeting. All in a **pdf format** and downloaded if desired.
9. We will get a mail chip to prevent mass emails from going into spam and block.

5301 W. 26th: Gerry

1. Registered letter sent by attorney. Utility work completed by city and signed off. Sight plan permit not approved at this time. Nothing submitted to our Architectural committee at this time.
2. We received no response from owner. Our Attorney says we can't do anything until he explains his intentions. If we have to sue, it gets very expensive and we will do what is needed to avoid that. If we have to, we will sue.

Speed lights: Gerry

1. We have turned in all the paper work to the city, now it is on their time frame.

Entry way lighting and Mailbox lights: Ron

1. Try to have an idea of cost for the electrical work by the next meeting.

Covenant discussions: Robin

1. Adding Bill Dixon to the committee. He was on the committee in 1999 when they were updated.
2. Ron expressed that the friendly approach and verbiage is what has got us into trouble in the past. The ones who will break the law take advantage of the loopholes. Compromise: Tighten up, but keep the friendly tone. Meet in the middle.
3. Dan suggested we take some changes under advisement, but no changes needed at this time.
4. Nathan suggested that once the website is up and running to share some proposed changes and ask for feedback. We were all in agreement of this suggestion. We are aiming for the general membership meeting in March, 2020.
 - a. Molly: Go thru 3-4 suggestions, put out on the website and ask for feedback. "No reason to take action, but here are our thoughts". Everyone knows about suggestions and we get feedback, and then make suggested tweaks.
 - b. Starting with "Signs" section of the committee's suggestions. After our discussions in October, send out suggestions for input.
 - c. Signage needs to comply with city codes. If violations occur, take to the city and they can take care of it.

d. Covenants point out things above the city code. We put off more discussion until more committee members are present.

e. **HOMEWORK: Study the "Signs" section of the committee's suggestion and discuss at the next board meeting.**

Irrigation: Dan

1. Irrigation will be turned off typically October 15th. Notify people that when they purge their system, turn off main valve for the winter. Will prevent any surprises in the spring!

Meeting Adjourned: 8:17 PM

Next meeting: October 21, 2019. 7:00 PM at Gerry's house.