

# Panoramic Heights Homeowner Association

## Board meeting minutes

**May 10, 2021**

**7:00 – 8:26 PM ZOOM**

**In Attendance:** Brendon Sillito, John Crosby, Gerry Berges, Molly Hamaker-Teals, Jenna Higley, Traci Bradshaw, Darrel Duncan, Robin Duncan, Steve Varner, Christy Watts, Ron Mabry, Bill Dixon

1. Approval of the minutes from April 12, 2021: Did we receive any minutes from last months?
  - a. Minutes from last meeting will be sent out for approval at next board meeting.

### A. Financial Report: **Steve**

#### 1. Dues payments.

- 55% of PH Homeowners collected, payments online & payments by check - about 50/50
- Working on getting past due payments collected
- Bills - lawn maintenance bill, annual liability insurance due in May
- spent 3% of budget this year
- See attached report for more details

2. Yearly Audit: Has been completed by Molly & Gerry
3. Motion to accept treasurer report by Molly, 2<sup>nd</sup> by Jenna

### B. Web site development: **Jenna**

#### 1. Response to [infor@panoramicheightshoa.com](mailto:infor@panoramicheightshoa.com):

- 10 letters sent in response

#### 2. Information is on the Website about the City Council meeting on 5/18

3. Jenna will submit bill for ad on Facebook regarding Thompson Hill Development Survey to Steve. Cost under \$50 – received 15 new responses to survey, ad is off Facebook now

4. Jenna will check into difficulty with online payment. Some residents pay 2 or 3 times due to confusion at the end of payment submission.

### C. Irrigation: **John C.**

#### 1. Epic lawn care has started.

Epic shut off system but back on, couple sprinklers replaced, Epic not sure where the main is. Possibly will need to contact Dan to find out.

Sprinklers near bridge are not aimed correctly, Gerry will call Epic in the morning. What are Epic's responsibilities for the grounds & sprinklers in park? John will replace sprinkler in park if needed.

Thank you to Brendon for painting the playground module at the park

D. What has happened since last board meeting: **Gerry**

1. **5301 W. 26th development:**

a. Gerry Berges reported we have heard nothing at this time.

2. **City Rezoning Project** at the end of 26<sup>th</sup> on Thompson Hill: **Bill Dixon**

199 pieces of correspondence sent to the city - 198 opposed, 1 in support

Survey results - 207 opposed, 3 in support

a. Planning Commission meeting results. 40 people spoke against. 3 spoke in favor (developer's attorney from Yakima, his project manager, Realtor expressed need for more housing in the Tri-Cities). Planning Commission recommended denial unanimously.

b. Things to be done before City Council on the 18. **Essential to email or call City Council Members between today and the 17<sup>th</sup>**. City council emails and phone numbers are listed on PH website. Need 4 City Council votes to oppose CPA 20-06. Important to note in calls and emails that we are not against development, just needs to be the right project in the right place. We are pro-development of low density housing where appropriate on said property. Southcliff residents may plan rally on Bob Olson Parkway.

E. What has happened since last meeting:

1. Finances for CPA 20-06. Bill Dixon reported that Chris Barnes spent about \$1000 on new signs, fliers and update stickers. She has a bill to submit. Steve has been out of town but will check into emails to get caught up.

2. **Secretary position?** Robin Duncan has taken over for Christy. Thank you, Christy, for the many years you have served PHHA. You are a gem to all of us. Please stay on the board and give us the benefit of your wisdom and past experience.

Christy is thrilled to give up secretary. May be willing to take on vice president when Molly moves out of the neighborhood later this year.

3. We have approved the Associate Board members for this year.

1. Ron Mabry, Steve Erhart, Carol Bartell, Jenna Higley, Fernando Arevalo are continuing as Board members.

2. Darrell Duncan, Tracy Bradshaw, and Brendon Sillito are new Board members.

3. President Gerry Berges hoping Christy Watts will stay on the board as associate member.

4. Bylaws and covenants—no change at this time.

H. Other business:

1. Entry way solar lights: Ron will send bill to Steve for replacements for stolen lighting at entrance signs. Ron still believes the lighting needs some improvement.

2. Request for a Speed Hump on 26<sup>th</sup> just past Dawes. Nothing new here.

3. Chris Cain is putting in a retaining wall which will cross over 5' of our Irrigation easement. Homeowner would be responsible if wall needs to be moved at a later date. Chris will put his request and responsibilities in writing.

4. PHRA: Brendon

a. Brendon has communicated with them. They want a pool manager to be available at a moment's notice. Looking for two folks to share the job. Brendon has indicated he would be one. Still need a couple more board members. This weekend they will start to clean the pool. It will take a couple weekends.

b. Jeremy and Elisa Donovan and Tammy Henning are current board members. There are 60 homes in PH who own the property. PHRA Board manages the property. PHHA willing to offer assistance.

5. Cleanup around Pool: Brendon will let us know if we need a neighborhood clean-up around the pool.


I. Committee reports:

a. Architectural: nothing to report at this time

b. Covenants/Grievance: We do need a lead for this committee.

c. Welcoming: nothing reported at this meeting

**FUTURE MEETING DATES:**

 **6/14, 7/12, 8/9, 9/13, 10/11, 11/8**

**Committees:**

**a. Irrigation:**

John Crosby   Dave Chumney

**b. Architectural Committee:**

Carol Bartell

Traci Bradshaw

Brendon Sillito

Brian Keller

Fernando Arevalo

Steve Varner

Andy Higley

Gerry Berges

**c. Covenants/Grievance Committee:**

Sondra Rader

Mark Lucas

Jeff Hylden

Dave Dallas

Shane Van Den Hende

Lawrence Clay

Schlomo Orr

**d. Audit committee:**

Steve Varner

Molly Hamaker-Teal

Gerry Berges

**e. Welcoming committee:**

Christy Watts

Carol Bartell