

Panoramic Heights Homeowner Association

Board meeting minutes

June 15, 2021

7:00 PM ZOOM

Those present: Molly Hamaker-Teal, Carol Schwarder, Brendon Sillito, Traci Bradshaw, Gerald Burges, Robin Duncan, Jenna Higley, Bill Dixon, John Crosby, Steve Varner, Stephanie Silva, Ron Mabry

1. Approval of the minutes from May 10, 2021:

- a. Molly made a motion to approve last month's minutes, Carol 2nd, motion approved

A. Financial Report: **Steve**

1. Due's payments.

- a. 60% of dues collected

- b. Expenses from CPA 20-06 - \$1300 (signs, flyers)

2. Future expenses – Clean up bill from Epic (trimming, pruning and maintenance)

- c. Possible lighting repairs on entrance signs

3. Molly makes motion to approve financial report, John 2nd, motion approved

B. Web site development: **Jenna**

1. Response to infor@panoramicheightshoa.com:

- A. Payees should receive a confirmation email after payment.

- B. We should have data to see what people are looking at on our website in 4 to 6 weeks.

C. Irrigation: **John C.**

1. New sprinklers bought for EPIC to change broken sprinklers.

- a. some sprinklers in park still need replacing, need update on how many sprinklers of 27 are repaired,

b. people are driving across grass near irrigation bridge – is this causing broken sprinklers?

2. New Challenges: Some sand in water, small Asian clams in water, homeowners should clean filters regularly,

D. What has happened since last board meeting:

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

a. Fairchild's attorney left for another firm. Waiting for new attorney to get up to speed on 5301 W. 26th. They have one year to decide if they want to proceed with the lawsuit. (December 2021)

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

a. Stopped high density land use designation change for at least a year. Applicant can't file a new application until March 2022.

b. City Planning Department recommended denial of CPA20-06.

b. Planning Commission voted 6-0 to deny request

c. City Council 5-1 vote to deny high density land use designation. Trumbo didn't vote. Bill McCay is the only city council member who voted to approve land use designation to high density, going against his planning department and planning commissioners.

d. Most valuable lesson – public involvement played a key role. A strong informed leader to pull everyone together and put in the hours was crucial. Pulling in surrounding neighborhoods was important.

e. Recommendation – keep eyes and ears open, Bill will do this on behalf of the neighborhood. Dirt will start moving on 25th again to add backfill on water storage project, grading may start after that. Chavallo purchased land north of irrigation canal to create catch basin for Citadel Estates. Need a person to watch Citadel Estates development. Traffic will continue to increase due to development around the Southridge area. Board needs to create a task force study a strategic approach to traffic control.

3. Irrigation: increase in our lawn maintenance.

a. Area east of the 27th entry. When received a proposal from EPIC, it was for three common areas, not realizing we maintained the area east of the 27th entry way. Because of the size of the area, that adds \$120 to each mowing. The difference is over \$3,000, and it turns out this is KID land. Gerry called KID and wanted our members to be reimbursed for caring for their property but hasn't heard back. He's asked EPIC not to maintain that property until we get a response from KID.

2. Request for a neighborhood Yard sale Day: Stephanie Silva.

Stephanie will help coordinate a day for everyone in PH who wants to have a yard sale. Homeowners will sign up so she can create a map for a neighborhood yard sale. Advertise on website and Facebook, place signs around neighborhood. There will be 2 weeks to let folks sign up. **August 28th for first neighborhood yard sale.** Watch for more information.

3. Summer Neighborhood barbeque? Considering the end of yard sale day, August 28th, for a neighborhood barbeque in the PH park.

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

H. Other business:

1. Ziplly Fiber optics is looking for neighborhoods to replace lines for higher speed internet access. Would need to ask Ziplly how they would accomplish the process.

Starlink – gives satellite access, \$500 to get on list, \$100/month

2. PHRA: Brendon

a. Brendon has been very active with the PHRA. PHRA has sold several memberships for this year, had one board meeting. Brendon recommends an all-membership meeting in accordance with bylaws.

b. Board Members - Jeremy and Elisa Donovan and Tammy Henning. Chad Nixon and Brendon Sillito are pool managers.

c. Cleanup around Pool: Thank you: Brendon and Traci.

3. Concerns about fire danger this summer: Chavallo to clear land? Carol will call fire department to ask about preparations for fire season, firebreaks.

4. KID allows tumbleweeds to build up at PH entrance. Need to write a letter to KID requesting clean up.

5. Create postcard to remind neighbors to keep yards trimmed and neat.

I. Committee reports:

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

c. Welcoming: Have we formed this committee? It would be helpful.

FUTURE MEETING DATES:

 **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

Fernando Arevalo Steve Varner Andy Higley

Brian Keller Gerry Berges

c. Covenants/Grievance Committee:

Sondra Rader Mark Lucas Jeff Hylden

Shane Van Den Hende Lawrence Clay

Schlomo Orr Dave Dallas

d. Audit committee:

Steve Varner Molly Hamaker-Teal

Gerry Berges

e. Welcoming committee:

Christy Watts

Carol Bartell