

# Panoramic Heights Homeowner Association

## Board meeting Minutes

May 9, 2022 7:00 PM ZOOM

[Panoramicheightshoa.com](http://Panoramicheightshoa.com)

In attendance: Bill Dixon, John Crosby, Gerry Berges, Ron Mabry, Shane Van Den Hende, Steve Varner, Traci Bradshaw, Carrie Enriquez, Jenna Higley, Darrell Duncan

1. Approval of the minutes from April 11, 2022. Thank you, Robin.
  - a. Motion to approve: Traci Bradshaw Second: Jenna Higley
  - b. Motion passed unanimously

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

1. 55% of budget came in April. Good start to new fiscal year.
1. 27 ½ months in reserve, 4.6% spent

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

1. Ready to post information on Thompson Hill Development as it comes in
2. Irrigation is on – posted on website

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

1. Water is on.
2. Repaired sprinklers and adjusted direction.

### D. 5301 W. 26th development: Gerry

1. Talked to Terry earlier today. Opposition wants to know why their development was negated by our Architectural & Covenants Committees. Architectural and Covenants Committees each sent a letter with explanations months ago. Meeting with Terry again on Friday.
2. Received an additional 10-12 declarations.
3. The lot looks bad right now, weeds and high grass on the west side of the lot.

### E. The PHHOA board positions and budget: approved by membership.

1. Need new members interested in being an associate member of the board.

F. Thompson Hill. New Development.

1. Last time: 2 years ago developer, Jose Chavallo, proposed changing land use designation from low density residential to high density residential. We opposed that proposal and defeated it.

2. Currently, Chavallo has proposed a new land use designation in 2 parts; top 4 acres to high density, 36 acres below changed to medium density (could be any type of housing).

3. Planning Commission will meet next week.

4. PHHOA board opposes this development as proposed

a. Motion to oppose Chavallo's NPP as proposed made by Darrel Duncan. Seconded by Jenna Higley. After discussion motion was unanimously approved by the board

b. Bill Dixon will lead. Need to establish a team. Need to start communications with the Planning Commission and City Council

c. Motion made by Steve Varner, seconded by Darrell Duncan, to allocate \$1500 to the opposition effort. After discussion motion was unanimously passed by board members.

G. PH Rec Association: The PHHOA has concerns as representatives of our property owners. With the recent power shut off and condition of the tennis courts, what is the status of our pool and recreation area?

H. Other business:

1. Speed bumps on 26<sup>th</sup>, 25<sup>th</sup> and Irving. Gerry still waiting for a return call from Joe Seet.

a. Need any traffic data he has for Panoramic Heights

b. Process, Cost

c. Was part of Citadel Estates agreement with the city to slow traffic flow through PH

2. Welcoming committee: Still looking for members.

a. Traci has provided sacks to put gifts in for new members.

b. Card, fruit, \$10 Dutch boy coffee certificate.

c. Need to find a way to get information when new homeowners move in so we can deliver gift

I. Committee reports.

1. Architectural: nothing to report

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

3. Welcoming: We need a lead for this committee

**FUTURE MEETING DATES:** 6/13, 7/11, 8/8, 9/12

## **Committees:**

### **a. Irrigation:**

John Crosby

### **b. Architectural Committee:**

Traci Bradshaw      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          Traci Bradshaw      Gerry Berges

### **e. Welcoming committee:**

Christy Watts