

Panoramic Heights Homeowner Association

Board Meeting Minutes

October 10, 2022 7:00 PM

Panoramicheightshoa.com

Present: Robin Duncan, Gerry Berges, Traci Bradshaw, John Crosby, Mark Lucas, Shane Van Den Hende, Carrie Enriquez, Brian Keller

1. Approval of the minutes from August & September 12, 2022. Motion to approve by John Crosby, second by Traci Bradshaw. Approved unanimously.

A. Financial Report: **Steve**

1. New billings: Irrigation fees
2. 105% spent, 80% collected for current year, 15 months in reserve
3. Past due accounts: 20% of members

B. Web site development: **Jenna**

1. Thompson Hill CPA 2022-005 Update added

C. Irrigation: **John C.**

1. **Water shut off – October 12th**

D. 5301 W. 26th development: Gerry

1. We have a judgement settlement
 - a. In the process of creating a neighborhood architectural sub-committee
 - b. In the process of setting up Covenants/Grievance committee meeting for October or November. Will work with 1975 covenants of record and update them as per bylaws. Need to be sent to members before our March meeting for a future vote.

E. Do you know of any new members near you who would be interested in the board?

- a. I have been sending reports, agendas and minutes to people who are not on the board. Mark Lucas has agreed to come on the board. Jason Smith has agreed to be on the Administrative Board.
- b. New President vote in March.

F. Thompson Hill/CPA 2022-0005

- a. City Council: 5-2 vote opposing the city's recommendation to deny CPA 2022-0005. The item was moved to the October workshop to create an ordinance that will allow approval of the CPA, going against the city's recommendation. Jim Millbauer and Chuck Torelli voted to deny CPA 2022-0005 citing appreciated due diligence on the City Planning Department's and Planning Commissioners' parts. McKay, Beauchamp, Crawford, Anderson, Trumbo voted to move it to the workshop. At the November City Council meeting CPA 2022-0005 can be approved if ordinance development at the workshop is successful.
- b. Thank you, Jenna Higley, Bill Dixon and his committee for all of the work over the last 2 years.

G. Other business:

1. TRAFFIC CALMING THROUGH PANORAMIC HEIGHTS: **Need a Task Force leader.**

- a. Task Force committee to develop a strategic approach to traffic calming throughout the entire neighborhood into the future. Evaluate past planning when Chinook was developed.

1.) Josh Hazlett: City of Kennewick: 1-509-585-4342

- b. Josh Hazlett did a study with the recorder at 26th and Edison intersection.

- b. Gerry asked him to study traffic coming down Irving Street and to evaluate the information from our traffic speed control light. Josh is out of the office until the end of the month.

- c. Talk to the city about the requirement they placed on Citadel Estates. **We need someone to follow-up on this.**

2. Panoramic Heights has been added to Next Door as its own neighborhood/Possible benefits;

- a. Neighborhood watch

- b. Yard Sales

3. Welcoming committee: Still looking for a lead for this committee.

- a. How can we get information on new homeowners?

H. Committee reports.

- a. Architectural: nothing at this time

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

1. Process of setting up Covenants/Grievance committee meeting for October or November to start covenant changes. Need to be sent to members before March business meeting for a vote.

FUTURE MEETING DATES: 11/14, 12/12, 1/9/2023, 2/13, 3/13 (Membership meeting: Officer voting, Covenant changes voted on.)

Committees:

a. Irrigation:

John Crosby

b. Architectural Committee:

Traci Bradshaw Steve Varner

Andy Higley Brian Keller

Gerry Berges

Jason Smith

c. Covenants/Grievance Committee:

Mark Lucas Dave Dallas

Jeff Hylden Shane Van Den Hende

Lawrence Clay

d. Audit committee:

Traci Bradshaw Gerry Berges

e. Welcoming committee:

Christy Watts