

# Panoramic Heights Homeowner Association

## Board Meeting Minutes

November 14, 2022 7:00 PM At Berges'

Panoramicheightshoa.com

Present: Gerry Berges, Robin Duncan, Traci Bradshaw, Steve Varner, Jenna Higley, Brian Keller, Darrell Duncan,

1. Approval of the minutes from October 10, 2022.

a. Motion to approve made by Steve Varner, seconded by Traci Bradshaw, passed unanimously

A. Financial Report:

1. Treasurer will submit a two month report at our January 9<sup>th</sup> board meeting.

2. Robin will investigate bookkeeper expense to help ease job duties placed on treasurer.

B. Web site development:

1. Jenna added food drive info to our front web page

C. Irrigation:

1. No new charges

D. 5301 W. 26th development

1. Waiting for response from the attorneys

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

1. Mark Lucas has decided to step off the board. Gerry will continue to ask him for help as a consultant.

2. We will send out a letter and post online a request for those interested in being the next HOA President in March when Gerry steps down.

F. Third ANNUAL FOOD DRIVE: Gerry is organizer, Chris and Don Barnes will create informational flyer for bags, Sacks delivered to homes December 10; food bags picked up December 17, Gerry and crew will deliver food to Tri-City Food Bank on Monday, December 19<sup>th</sup>.

1. Budget approval needed: Posters--\$150, (stamps, paper, ink) --\$100, Misc. \$50.

Total = \$300. (same as last year). Sacks donated by YOKES.

2. Motion made to approve budget request by Robin Duncan, seconded by Jenna Higley, passed unanimously

G. Other business:

1. Discussion about legality of our administrative process. We reviewed bylaws issue brought by homeowner regarding our process of administration. We will include it on our annual membership meeting in March.

2. 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

a) Josh Hazlett did a study with the recorder at 26<sup>th</sup> and Edison intersection.

b) We need someone to ask him to study traffic coming down Irving Street and to evaluate the information from our traffic speed control light.

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

3. Neighborhood safety – Can we get additional street lighting? Would need to contact the city, need public improvement plan. If they add street lighting, they will assess property taxes so residents pay for the improvement.

H. Committee reports.

1. Architectural: nothing at this time

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

b. Process of setting up Covenants/Grievance committee meeting for December or January: start covenant changes. Ratify the 1975 covenants using the 2000 covenants as a template. Need to be sent to members before our March meeting. Then a vote to ratify or not. Also, need to update and register our Bylaws.

**FUTURE MEETING DATES:** 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