

**THE PANORAMA RANCHES HOMEOWNERS ASSOCIATION  
MINUTES OF ANNUAL HOMEOWNERS MEETING  
JANUARY 17, 2019**

The Panorama Ranches Homeowners Association annual meeting was held at the Missouri Heights School House beginning at 6:03pm.

Board members present were Lea Tyler (President), David Thiel (Vice President), Patty Heydenberk (Treasurer), Karen Cox (Secretary) and Lance Burwell (Member at Large). Also present were Courtney and Nadia Nel & Bill and Kari Crowley from Silver Mountain Properties (SMP).

**1. Call to Order / Roll Call and counting of proxies:**

President Lea Tyler called the meeting to order. Proxies were counted

Owner/s present:

- |                             |   |            |
|-----------------------------|---|------------|
| 1. David & Carol Thiel      | - | Lot 10     |
| 2. Lea Tyler                | - | Lot 43, 44 |
| 3. Karen Cox                | - | Lot 39     |
| 4. Marjorie Bauer           | - | Lot 50     |
| 5. Lance & Denise Burwell   | - | Lot 4      |
| 6. Patty & Craig Heydenberk | - | Lot 2      |
| 7. Mark Montgomery          | - | Lot 35     |
| 8. Susan & Don Edmonds      | - | Lot 45, 46 |
| 9. Michael Pukas            | - | Lot 37     |
| 10. James Armstrong         | - | Lot 16     |
| 11. Ted Diamandopoulos      | - | Lot 53A    |
| 12. Hans Brucker            | - | Lot 53D    |
| 13. Don Nottingham          | - | Lot 32     |
| 14. David Zamansky          | - | Lot 23     |
| 15. Willy & Claudia St John | - | Lot 18     |
| 16. Matt Schoeller          | - | Lot 36     |
| 17. Buddy & Susan Burr      | - | Lot 47     |
| 18. Leiliani Damke          | - | Lot 24     |
| 19. Davis Farrar            | - | Lot 20, 21 |
| 20. Lance Quint             | - | Lot 31     |
| 21. Karen Koenemann         | - | Lot 19     |

24 owners present

Proxies were received from:

- |                 |   |       |
|-----------------|---|-------|
| 1. Jack O'Neil  | - | Lot 1 |
| 2. Frank Mouffe | - | Lot 6 |

- |                   |   |        |
|-------------------|---|--------|
| 3. Thomas Flynn   | - | Lot 25 |
| 4. Tony Merkel    | - | Lot 27 |
| 5. Sam Wallack    | - | Lot 38 |
| 6. Thomas Moore   | - | Lot 41 |
| 7. Frank Kroening | - | Lot 48 |

**2. Verification of Quorum**

With owners of 24 voting units in attendance and 7 proxies in hand, it was determined that there was a quorum to conduct business.

**3. Changes to the Agenda**

No changes.

**4. Approval of 2017 Annual Meeting Minutes**

Lance Burwell motioned to accept the annual meeting minutes from November 15, 2017, seconded by Patty Heydenberk and agreed to by all members. 2019 annual meeting minutes will be posted on the Associations web site as soon as they are completed.

**5. Introductions**

Courtney Nel from SMP introduced himself and Nadia Nel from the Associations management company as well as the Panorama Ranches Board of Directors and thanked them for all their hard work and diligent efforts made over the 2018 year.

**6. ACA Report**

David Zamansky represented the ACA and reported that 2018 had been an active year and that most of the projects had been completed. No new current projects have been submitted.

David reminded all owners that outside lights should be directed down to avoid the light offending neighbors. All owners should be aware of light "litter".

The owners were informed that the Board has secured an independent ACA contractor to assist the ACA with any new builds.

Lot 13 build has been approved by the ACA and the owner is still working with the County to get final approvals.

**7. Water Report**

The water operator, Davis Farrar informed all owners that the water system was in good working order. He thanked everyone for their mindfulness during the Basalt fires and during an unanticipated water break during 2018.

The State Health Department has done some testing during 2018 for lead and copper traces and the result was that the water is clean and good for all uses. Davis informed the owners that these tests will have to be done on an annual basis moving forward.

Davis informed all owners that the most recent consumer confidence report received has been posted to the Associations website.

Owners were reminded to install pit meters at the curb so that leaks can be detected early.

Owners were informed of the improvements made to the water system in 2018. A new VFD pump has been installed and is in good working order. The second pump will be installed in 2019 followed by a new chlorine contact chamber installation scheduled for 2020.

Davis asked all owners to not leave their sprinkler systems on during evacuations, such as the 2018 Basalt fire. This drains the system of all its water and will not prevent your house from catching fire. Should a fire arise in the Panorama Ranches area, the fire department would need to use the available water from the tank. The Board will also look at instituting a fire preparedness routine for the Association.

Owners were informed that meters that break will need to be repaired within a 30 day period from day of notice. If owners do not do these repairs, the Association will do the repair at the expense of the owner.

The Board informed the owners of all the upgrades to the water system, scheduled for completion 2020. Once completed, The Board will apply for the water rights to change from conditional to unconditional rights. The Board completed an update to the design criteria documents. The Board has been actively working on digitizing all the Associations documents.

Owners were thanked for completing the required back flow preventer tests and were reminded that this test is now required on an annual basis.

## **8. Treasurers Report**

The Treasurer reported the following:

- The increased difference in income, in the actuals vs budget document, are because the Board, ACA committee and Water Operator are no longer receiving a reduction for their services on their Association dues. All members were requested to pay back this payment per the Association documents.
- The Reserve income also reads higher than the budget due to owners paying their dues in advance.
- Legal fees increased in 2019 due to the need to update Association documents.
- The management contract has increased. The Board and SMP met and discussed an increased monthly contract fee to help eliminate out of contract costs.
- Repairs and maintenance line item is down due to most of the repairs and updates have been done out of the Reserve account.
- The Reserve account ended in December with a balance of \$73,352.00

### **Reserve Study**

A Reserve Study has been completed by an independent company from Denver.

(A reserve study video was played to all owners explaining the reasons for this study and the findings). The Board and SMP have reviewed and amended the study in order to avoid special assessments and any increases in the 2019 dues.

The 2019 action items tentatively include:

- Auto dial system (possibly)
- 2<sup>nd</sup> pump
- VFD replacement
- Tank paint (possibly)
- Wells acidized

A motion to ratify the budget was made by Diane Zamansky and seconded by Susan Edmonds and all present were in favor.

## **9. New Business**

### **a) Board of Directors elections**

SMP informed the owners that 3 positions on the board were up for renewal. All board members offered their ongoing services. With no new nominations made, all owners present agreed to accept the Board as is for 2019.

2019 Board is as follows:

- Lea Tyler
- David Thiel
- Patty Heydenberk
- Lance Burwell
- Karen Cox

Positions will be decided and voted on at the next BOD meeting.

Dave Zamansky asked if the Board would consider getting a dumpster for a weekend's spring clean for all owners use. The Board agreed and will set this up in the spring.

## **10. Old Business**

Owners were reminded to refer to the web site for additional information as SMP is maintaining and updating the web page on a continual basis. The Board will continue to send newsletters out to all owners, keeping everyone abreast of all Association matters. Owners were reminded to contact SMP with any questions or issues they may have. Ted Diamandopoulos thanked the Board and management company for all their hard work and efforts for 2018.

## **11. Adjournment**

Before the meeting adjourned, Courtney Nel introduced the new owners of Silver Mountain Properties, Bill & Kari Crowley to the Association owners. Courtney and Nadia

Nel will be staying on with the company and can be contacted along with Bill and Kari for all Association issues or queries.

With no further business to discuss, the president, Lea Tyler adjourned the meeting at 7:40pm.