

# Panoramic Heights Homeowners Association

April 2007 Newsletter

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## Minutes of the April 24 Panoramic Heights Homeowners Association (PHHA)

The meeting was called to order by PHHA president Dan Warehime at 7:05 PM. There were 32 homeowners present and 3 represented by proxy. We had a quorum.

### Irrigation Water

Dan Warehime, PHHA watermaster, reported that no rationing of irrigation water is expected this year. He invited members to report water problems to him (783-2795) before contacting KID.

Dan said that the canal above our neighborhood may be replaced with a buried pressurized pipe. This could impact our water supply, but the action is probably at least two years in the future.

### Treasurer's Report

Rich Nelson thanked Cheri Erickson for serving as acting treasurer during his stay in Arizona. He then provide the following report on our finances:

PHHA started out the year 2006 with \$10,790 in the bank. We collected \$15,500 in fees and spent \$17,535 so that our ending balance is \$8,804. The expenditures were higher than income because Ron Mabry was able to replace two mailbox kiosks and improve the others for a cost of \$3,192. We will continue to set aside money for mailbox improvement and replace kiosks as we have the funding.

We spent nearly \$3,000 for liability and officers/directors insurance for the year. The insurance was requested by the homeowners a couple of years ago.

We spent \$9,753 for lawn maintenance with Senske. Senske is doing a great job and has offered to do our work again this next year with no increase in rates. A few years ago we did a bid evaluation for this service and Senske was by far the lowest bidder with quality work thanks to Dan Warehime's efforts and overview.

Of the \$8,804 that we have in the bank at the end of the year, we have allocated \$308 to mailboxes, over \$4000 to capital improvements (the sign committee), \$300+ for irrigation system maintenance, and about \$3,000 as operating funds. We expect that the base assessment for our normal operating costs will remain at \$100/homeowner for 2007 but that does not include what we may authorize for the new entrance signs.

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## Panoramic Height Recreation Association

We discussed the difficulties of the recreation association in finding a pool manager and the possibility that the pool might not open this summer because of this issue. Members were encouraged to support the recreation association, and reminded that an attractive, well-maintained pool complex is a great asset to our entire neighborhood.

## Sign Committee Report

Elena Brown introduced the sign committee members: Chris Barnes, Elena Brown, Jolene Clark, Gordon Hilgers, Dale Smith, and Clint Whitney.

Clint Whitney explained the one-year process of the sign committee to create a design and solicit bids. They approached 12 contractors, but only one firm, BedRock, was willing to bid on the job. Their bid of \$10,975 for one sign (plus tax and permits) compared favorably with the \$13,000 that Creekstone paid for the sign near our Irving Street entrance. About 2/3 of BedRock's proposed fee is materials.

Chris Barnes, our resident graphics designer, explained the design that the committee developed over the past year. The design is of natural materials and shaped to suggest the profile of Thompson Hill and our terraced neighborhood. The proposed design is approximately 16 feet wide, 6 feet high, and preserves the cable bridge in our logo.



Following a lively discussion of whether to retain the cable bridge in our logo (resolved later by vote), the attendees discussed the merits of a special assessment to fund only one sign at our Creekstone entrance, or to also fund the replacement of our sign at the east end of the neighborhood.

A motion was made by Brian Olson, seconded by Gail Everett, to approve a \$250 one-time assessment to pay for two signs and the ongoing association expenses for the next year. During

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the discussion, it was agreed that, if the motion passed, homeowners would be given the option of making one payment in the spring and the balance in the fall for this special one-time increase. Joe Wondrack offered to pay for one sign if the Board could get the trees trimmed that block his view. Our discussion indicated that it would be not be feasible to accept Joe's generous offer and have a clear path forward.

**The motion to approve a \$250 one-time assessment to provide for normal operating funds and two new signs was approved by show of hands, with one vote against the motion.**

Dale Smith volunteered to oversee the building of the sign by our contractor. The original bid was for one sign. Now that we have approval of the assessment to fund two new signs for our neighborhood, the sign committee will see if we can get a reduction in the price per sign if we contract for two signs.

We will have to carefully plan the timing of construction to be consistent with our available funds, particularly since we plan to give homeowners the option to pay their 2007 assessments in two parts, one in the spring and one in the fall.

To minimize costs, we will organize work parties to help with landscaping after the signs are completed.

We resumed discussing the logo, and whether to retain the image of the cable bridge. **A motion was made by Wayne Moore, seconded by Monte LaDow, to approve the logo proposed by the sign committee. It was approved by show of hands, with two opposing votes.**

### Covenants Enforcement

We discussed enforcement of covenants, and there was general agreement that we need to be more aggressive. Dan Warehime said the Board would prepare a schedule of fines to achieve greater compliance with the rules regarding vehicle and trailer parking, as well as trees that block the view of neighbors.

Steve Peterson, chairman of the Grievance Committee, said that with the support of the Board, his committee would become more proactive about enforcement. The committee plans to inspect the neighborhood within a week, document infractions, and issue letters to homeowners.

### Traffic Safety

Monte LaDow pointed out that we need a stop sign to control traffic exiting from Edison onto 26<sup>th</sup> Avenue from the new roads to our south. Many members agreed that cars often proceed through that intersection at high speed and that a stop sign is needed. Dan Warehime said he would forward the request to the city traffic engineer.

The meeting was adjourned at 9:00 PM.