

# PANORAMA HEIGHTS PROPERTY OWNERS ASSOCIATION

## Minutes of May 26,2024 General meeting

**Meeting called to order by Steve Asche at 10;13am.**

**Attendee** list attached.

**Introductions** from all attendees including guest, Matt from fire department.

**Minutes** from May 2023 general meeting approved.

### REPORTS:

- **Treasurer:** Ann Moody reported Account balance as of April 30, 2024:
  - Checking - \$41,436.58
  - Savings - \$49,726.11
    - Total - \$91,162.69
  - Expenses in past year include:
    - Road work - \$12,000
    - Insurance - \$7800
    - Well/pumpwork -\$13,000
    - Legal expenses: \$2,000
  - Annual association dues invoices were emailed out. Please let Ann know if not received.
    - Due date is July 1.
    - Dues are delinquent if not received in 90 days
- **Water:** Joe Hively reported water tests have been good
  - Well work completed in Devil's Den at expense of \$12,689.
  - Leaking valves replaced in Wilbur park for \$3,800.
  - Thank you to Steve Eoff for park maintenance. Steve covers most maintenance expenses out of his own pocket. Please consider making donations to him to help cover expenses.
  - State Water Resource Board have a new cross connection survey requirement next year. We are currently on waiting list with McMor to have it completed. McMor does not anticipate an issue.

- Reminder to please notify Board of any water leaks identified. Also, to avoid creating a possible problem in water lines, please check with Board before digging.
- **Roads:** Dave Wedel reported
  - Roadwork completed for \$12,000 by Clearwater included culvert at Francis, dip covered at James and base put on Devil's Den.
  - The work completed on Devil's Den was a temporary fix. Board is working to partner with Panorama Park Association to have more comprehensive work completed.
  - Ann received clarification from Tulare County that the road from the cattle guard to Booth is their responsibility. They have completed repairs on that part of the road.
  - Dave shared that it is challenging to have roadwork completed in our community due to the fact that our window of time for completion is the same as the time schools complete their work. He will continue to pursue smaller companies who may be more willing to meet our needs.
- **Fences:** Charles (Buba) Moore reported
  - Fences repaired include fence below washout on Panorama loop, Devil's Den fence, fence by Sparks property, fence behind Bean property.
  - Reminder to keep gates closed. Notify a board member if you see cattle in our community. Scott asked to be added to list to help manage cattle removal.
  - Concern expressed about manner of moving cattle out of community to assure safe removal. Herding the cattle must be done in a slow, calm manner, with at least 3 people.
- **Trustee:** Carl Sparks reported his role is a "catch all"
  - Noted that SoCal Edison is a large expense. One of their representatives will be meeting with him to discuss possible savings.
  - Proposed July 20 date for work party and ice cream social

- **Vice President:** Kitty Young
  - Ballots were sent out. Results being counted and will be reported at end of meeting.
  - 2026 will be the 100<sup>th</sup> birthday of Panorama Heights. She proposed a celebration and a committee to begin planning.
- **President:** Steve Asche
  - Due to a notice of nonrenewal from our initial insurance provider we had to change providers. Options for insurance is extremely limited and very costly. The board will continue to look for more cost effective providers.

### **Old Business:**

- **Snowplow:** Continued concern regarding snow plow limitations in community.
  - Current contract for snowplow is with Tulare County with charges incurred when plow is used
  - Concern expressed about accessibility on roads not plowed
  - Discussion about concerns and suggestions were made.
  - Proposal for new snowplow committee approved. Committee will:
    - Discuss and document current concerns
    - Review and explore options and associated expensed
    - Develop and present proposal to board for approval
    - Following board approval, present to general membership for approval.
    - Volunteers for committee: Dan Smith – chairperson, Greg Boshears, Dennis Williams, and Nick Bean.

### **New Business:**

- **Dirt work on Panorama Drive** – Dave spoke with Jason Horn who has access to equipment and to dirt. Someone keeps taking the chain down. It needs to stay in place

- **Trash – DO NOT DUMP TRASH.** Trash has been dumped off side of mountain. Please don't dump trash, and if you see it dumped, please pick it up.
- **See something, say something.** If you see something that endangers our community, please say something. For example, a safety chain dragging behind a vehicle can spark and ignite the grass.
- **Fire equipment –** There are 8 fire hydrants in our community, and fire boxes with equipment. Combination is 911.
  - Propane tank for fire water needs to stay in on position. Matt from FD will initial tag to place on valve so it will not be turned off in event of fire. All other propane tanks will be turned off by fire department
  - Matt volunteered to provide training on fire hoses.
- **Fire Department information** Matt and Rebecca Bean present to represent Tulare Fire.
  - Fire permits over for the year. FD will respond if someone is burning. Please call them.
  - In event of fire, FD will bypass a house if there is no defensible area and will move to the one that defensible area is maintained.
  - Reminder that a chimney fire can be put out with a cup of water. A cup of water thrown on the fire and the stove closed will produce steam to put out the chimney fire.
  - Do not put water on a grease fire. Put a lid on it and smother it.
  - Rebecca Bean's hours will be reduced at the fire station. Nick Bean carries a radio to stay in contact with them.
  - Matt's vehicle can get through about a foot of snow, and he assured everyone he can get to any residence even if the road had not been plowed. He did emphasize the fire department cannot transport individuals. Fire department is EMT trained. The only medication they can administer is oxygen.

- If there is an emergency incident, please keep your distance so emergency personnel can get their work done. This includes helicopter response.
- **Meeting date-** Question as to the need to change the date of our general meeting due to the rodeo being moved to Memorial Day weekend. Please share your opinion and make recommendations to board members.
- **Proposed 2024-2025 Budget-** Proposed budget will be emailed out for review and approval.
  - Acknowledgement that it should have been presented at this meeting. Transition of secretary is taking place, and has created a lapse in some tasks.
- **Election Results:** Candidates receiving most votes for board positions include Ann Moody, Joe Hively, and Dan Smith. Congratulations!
  - New member assignment contingent on background check.
- **Dues:** Membership approved leaving dues at \$425 for the upcoming year.
- **Bylaws change proposal** – A proposal to require term limits was presented to secretary for discussion at May 2025 meeting.

**Meeting adjourned by Steve Asche at 11:40**