

PANORAMA HEIGHTS PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING MAY 24, 2009  
MINUTES

The annual meeting for Panorama Heights Property Owners Association was called to order by President Steve Asche on Sunday, May 24, 2009, at the Clark Wilbur Park in Panorama Heights. Board Members attending were Stuart Townsend, Vice President, Joe Hively, Secretary-Treasurer, Tony Moody, Water Commissioner, John Howell, Fence Commissioner, Greg Boshears Board Member at large and Pat Feeny, Clerk. Butch Brown, Road Commissioner, was excused.

Steve thanked the Association members for attending; it was noted that there was a large attendance of property owners for this year's meeting. Each person present introduced himself/herself.

The minutes of all previous board meetings and the 2008 annual meeting were published on our website, [www.phpoa.org](http://www.phpoa.org). Joe Hively gave a report on this year's revenues and expenditures. More members are current with the Association Fees than in previous years. Our collections are approximately \$27,000. Expenditures have been monitored closely as we are trying to save more money to pay for new road paving. Roads are very expensive. For example, a few years ago the paving of Booth cost approximately \$90,000. Water expenses totaled \$4,200, which included two new meters required by the State and Tulare County at a cost of \$1,000. Road patching and snow removal fees totaled \$5,245. Administrative fees were \$6,157, which included insurance costs of \$2,600. Remaining funds were designated to the Road Fund. Current **unpaid** receivables total \$6,326, much less than \$17,000 the Association incurred a few years ago. We attribute this to our policy of placing liens against any property which is in arrears for Association Fees or any unpaid balance if the property is sold.

Tony Moody reported that our water situation is good. All tests have been negative and are current. We anticipate more expense by July to install new meters on 2 of the 3 existing wells.

Steve Asche gave the road report in Butch Brown's absence. Butch has an appointment with the Directors of Panorama Park Association to discuss a possible joint venture to pave Guhl and Ridge Road in order to save costs by paving both roads at the same time.

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Steve also talked about the winter snow plowing. Apparently, one of our members had talked to one of the Tulare County snow plow drivers who told him that Carlin, Booth, and Pine could be plowed by the County. In talking to the Supervisor of that department, we learned that the snow plow driver did not have the authority to make that commitment. The Supervisor further explained that he would **not allow** any of his drivers to operate the snow plow on these roads.

The expenses of the Clark Wilbur Park were discussed. Everyone is encouraged to pull weeds and plant/maintain the landscaping. The members voted to pledge \$500.00 for maintenance of the Park.

Although it is not in the By-Laws, members are encouraged to perform work, especially noisy projects between the hours of 9 AM to 6 PM. This is a courtesy to all area home owners and occupants. In addition, we ask that as a courtesy to others, loud parties would disband or quiet down at 10 PM.

No election was held, as all Board Members have time remaining in their term.

The last item discussed was the Assessment Fees for 2009/10. Some members were interested in increasing the fees so that the road paving could be completed sooner but no one wanted to create undue hardship for anyone. After discussion, the members voted to keep the Association Fees at the current level of \$300, but as stated in the By-Laws, the Board can make an additional special assessment if needed.

There being no further business to discuss, the meeting adjourned at 11:15A.M.

Respectfully submitted,

Pat Feeney, Clerk