

# PASRD Regular Meeting DRAFT MINUTES

Date | time 4/20/2021 7:00 PM | Location via ZOOM

Type of meeting	Regular Board Meeting	Attendees: Annie Wittenberg; Nyle Head; Jim Becker, Whitney Lowe, Brain Bubak, Lee Lucas, Mike Baynes, Dennis McGregor, Catherine Hennings, LeeAnn, Barbara Bajec & Mel Bartels, Jack Godard, Steven Johnson, Roy Rathja, Mark Rupert, Sonya Gangsted, Alex Head
Facilitator	Nyle Head, President	
Note taker	Annie Wittenberg, Secretary	

## Agenda Items

Topic	Assignment:
ATTENDANCE/ANNOUNCEMENTS	
APPROVAL OF <del>DEC 15, 2020</del> MEETING MINUTES Minutes of 3/9/2021 approved. Final version will be posted on website.	Whitney
TREASURER'S REPORT/BILLS Jim presented the Treasurer's report, \$52,884.99. \$30 bill for web hosting and last R&O bill for grading still outstanding.	
WEBSITE STATUS UPDATE Trying to post minutes and agendas sooner.	Whitney
PASRD BUSINESS UPDATE Transfer of duties/banking is done. Signature cards all signed. Debit cards will be changed also. Board has reviewed and commented on Policies and Procedures draft <del>documents</del> <del>document on the website</del> <del>on website</del> , suggesting minor changes. Annie didn't get the edits made yet. Ran out of time.	Jim Annie
ROAD IMPROVEMENT PROJECT UPDATE Nyle discussed upcoming maintenance. Spent 3+ hours with R&O. Hinkle Butte \$5640 - same as quoted before. \$13720 Emerald Valley, 1000' 4-6" <del>crushed</del> <del>crushed</del> rock, gutters and swales, 6" crown - Jim reminded us that Vic Russel's subcontractor's quote for just that 1000' of gravel only was over \$20K, so good job Nyle, \$7000+ savings for more work.	

Commented [1]: Shouldn't this be April, meeting minutes

<p>S-Curves - Jim, Nyle, R&amp;O worked with homeowners to <del>determine a engineer the</del> proper solution with swales, culverts, dams, for a long-term solution to this problem area. South side - \$6279 and \$7284 for all this work on both sides of road and 2 culverts. \$32,923 total for all these projects that have been needed for several years.</p> <p>Mark suggested not filling swales <del>with</del> drain rock, just "armor" ditch line. Mark suggested pit run for Emerald Valley. Nyle will have Mark talk directly to Mike Owen about this.</p> <p>Green Ridge intersection was discussed at the last meeting. Jim and Nyle and Mike Owens inspected and agreed to drop this project. <del>Did we vote to drop this if not should have we</del></p> <p>Catherine Hennings introduced herself as a new resident and asked - what is happening with buckhorn? Addressing the failed grindings is part of part of the Road Improvement we will discuss shortly! Buckhorn would have to be a separate project if we don't do Otta Seal.</p> <p>FINANCING - as of 5:30 this evening we have an email commitment for financing from Kitsap bank! But we don't have the term sheet/details yet.</p> <p>This is a big relief and very good news because with rising oil costs and contractors schedules, if we don't get it done this year it will quickly become unaffordable.</p> <p>Vic Russel has penciled our project into his schedule <del>for the end</del>for end of June - early July. If he can start in June, we will be locked in to this quote, with the 9% increase. There is another price increase due in June/July. There is a 2.5x increase across the construction industry from 6 months ago. Time is of the essence!</p>	<p>Jim - Coordinate with David Ulbricht for Terms Sheet.</p> <p>Board - Schedule mtg with Jim Shannon and David Ulbricht.</p>
<p>EASEMENTS/ANNEXATION STATUS UPDATE</p> <p>Easements - Jim reported quote from KP for \$5000 + \$500-1000 recording fees; followed up <del>with a second</del>with second quote from Jered Reid's law firm for \$1000 + \$500-1000 for recording fees. MSP to proceed with Jered Reid.</p> <p>Annexation - need legal description from Fred Ast.</p>	<p>Nyle</p> <p>Jim</p>
<p>NEW OWNER LETTER UPDATE</p> <p>Annie has edited the New Owner Letter and <del>saved</del>save it to google drive for Nyle and Jim to review. It is ready for approval at the May meeting. Once approved, it will be posted to the website, and mailed to new owners as we become aware of them - please let us know if you get new neighbors so we can reach out and welcome them.</p>	<p>Annie</p>
<p>ADD ITEMS</p> <p>No add items.</p>	
<p>NEXT MEETING(S) May 11th at 7 pm via ZOOM</p>	<p>Whitney</p>

## Other Information

Resources: please see <https://www.panoramicroads.org/> for agendas, minutes, and other published documents.

Notes: If you would like to be added to our email list please send a request to [panoramicroads@gmail.com](mailto:panoramicroads@gmail.com)