

PASRD Regular Meeting **DRAFT**

MINUTES

Date | time 3/9/2021 7:00 PM | *Location* via ZOOM

Type of meeting	Regular Board Meeting	Attendees: Annie Wittenberg; Nyle Head; Jim Becker, Whitney Lowe, Ronnie Duff, Lee Lucas, Kerry Zenich, Melissa's Galaxy, Alex Head, Laurie ?, LeeAnn ?, Mel Bartels, Steve Anderson, Brain Bubeck, Melissa Crestinger, Steve and Melodie Johnson, Roy Rathja, Mark Rupert & Sonya Gangstead, Jerry's iPad, Tonya Rollins,
Facilitator	Nyle Head, President	
Note taker	Annie Wittenberg, Secretary	

Agenda Items

Topic	Action Item	Assigned to
ATTENDANCE/ANNOUNCEMENTS	none	none
APPROVAL OF DEC 15, 2020 MEETING MINUTES Minutes of 2/9/2021 approved with minor edit regarding when easement letter sent and no response expected. Edited version will be posted on website;	Post to website	Whitney
TREASURER'S REPORT/BILLS Jim presented the Treasurer's report, attached.	Post to website	Whitney
WEBSITE STATUS UPDATE Nothing to report.		
PASRD BUSINESS UPDATE Transfer of duties/banking is done. Signature cards all signed. Debit cards will be changed also. Board discussed Policies and Procedures draft document on website, suggested minor changes. Those changes will be made this month and we will approve final version at the April meeting.	apply for debit card make changes discussed	Jim Annie

ROAD IMPROVEMENT PROJECT UPDATE

Financing - Jim has been working closely with David, SDAO. David has been diligently trying to connect with a lender who is interested in financing our project. David should be able to report to us later this week that lender's level of interest.

Nyle spoke with the Otta Seal contractor regarding the question of Aprons raised last meeting. The Otta Seal equipment is too large to do driveway aprons. This has not been a problem in past Otta Seal projects.

Nyle discussed upcoming maintenance. Work to be done as soon as weather allows. Expected to be within the next 3-4 weeks. Mark asked if repairs at corner of Panoramic and Green Ridge before going down the grade. Mark drove by and didn't see problem... Nyle said we've been discussing for years and added gravel a couple years ago, even proposed paving it a few years ago. Nothing but a hard surface is going to fix that area. Ronnie objects to spending \$4000 more on that area. Mark agrees. Board agreed to look at the area in the next couple days and perhaps drop that project, just reshape when grading, then the board will decide on moving ahead on the project, or drop it.

Gravel to be added to emerald valley as soon as weather allows. Mark asked why we aren't putting down 6"-minus on emerald valley. Nyle will talk about it with R&O before moving ahead on that project.

Kerry asked if any gravel at all was figured into the “About” figures (clarified to mean estimated project costs of \$5130 for the road improvement project.)

Kerry - \$5130 is an estimate. What will change? Jim - in a project of this size we can possibly know exact yardage, total finance charges, interest rate, etc. Kerry - but what about the gravel we are talking about now? Annie - the gravel we are talking about now is needed maintenance and will be paid for out of our maintenance budget. It is not a part of the otta seal project. Nyle pointed out that the price of oil is also a factor that could increase project cost.

Steve Johnson - you mentioned oil is a big part of the project - how big a percentage? Nyle - we don't know, but I will speak with Vic Russel and ask him.

Melodie expressed concern that if the price of oil increases dramatically and causes the assessment to increase perhaps we should go back to vote because many folks who may have been ok at \$5130 couldn't afford \$8000+. Nyle acknowledged that concern.

continue to monitor

Jim

Meet at corner and review condition.

Nyle & Jim

Ask R&O about base
rock for Emerald Valley

Nyle

<p>EASEMENTS/ANNEXATION STATUS UPDATE</p> <p>Annexation - Godard package is ready to go.</p> <p>Easements - Nyle reported that Matt Cyrus thought it had been taken care of in the 1990s. He's happy to sign where needed. Lee suggested we check with Cody Smith at county to see if the PASRD boundary was updated but just never updated on the map. Might save us \$100.</p> <p>Lee said the only hang up is the exact legal wording of easements. Both SDAO and Lee suggest we have the KP do it. MSP that we get KP to give us a quote for finishing up the easements.</p>	<p>Nyle getting legal description from Fred Aast</p> <p>Jim will get an estimate from KP.</p>	<p>Nyle</p> <p>Jim</p>
<p>NEW OWNER LETTER UPDATE</p> <p>Annie is well underway editing the draft New Owner Letter. Will finish up in the next few days and save it to google drive for Nyle and Jim to review. 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. Kerry also suggested we keep copies in the box on the map board.</p>	<p>Review and finalize New Owner letter; publish to website; keep copies in box on map board.</p>	<p>Annie</p>
<p>ADD ITEMS</p> <p>There was some discussion in the ZOOM chat about difficult economic times caused by the pandemic and the concern that some people may not be able to afford assessment. Whitney suggested the board recap when and how people could choose to pay.</p> <p>Annie discussed that assessments won't be due until after the project, and at that time owners can choose to pay in full or choose a 10 year installment contract, that can be paid off early, saving interest cost. Tonya Rollins asked about the interest costs if you pay off early and Jim clarified that we won't know exact interest costs yet, but that we are working to structure the permanent financing to account for owners paying off early. Any prepayment agreement with Landowners will have to be the same prepayment agreement the District has with the lender.</p> <p>Ronnie reminded the board that the owners are relying on us to make sure the financing is as protective as possible. Annie mentioned a reserve account. Jim clarified and stated the board doesn't want to raise false expectations that there will never be a foreclosure, but stated that we are doing everything possible to provide the protections that the law allows.</p>		

NEXT MEETING(S)	April 13th · 7PM via ZOOM	Whitney

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