

2010 Panorama Estates Association
Annual Meeting
October 9, 2010
Lacy Place Circle 3:00PM

Social: Pizza and Gelato was served as neighbors paid dues and socialized.

The meeting was called to order by President Mary Jo Ghory at 3:35 PM

It was verified that a quorum of at least 10 lot owners were present and 1 proxy vote.

Lot 2 Ernie De La Vera
Lot 9 Larry Chavez
Lot 11 Hal Bardach
Lot 14 Mary Lou and John Foley
Lot 15 Ernie De La Vara
Lot 17 Doug Horner
Lot 23 Guy and Jane Shovlin
Lot 40 Ellen Paige
Lot 53 Bill and Maria Maytorena
Lot 64 Robin West
Lot 76 Leroy Paige Proxy Vote
Lot 84 Ernie De La Vera
Lot 89 Dave Teschner
Lot 91 Barbara Anderson
Mary Jo Ghory
Minnie Almanda
David and Sharon Honecker

The notice for the annual meeting and proxy vote had been announced in accordance with the bylaws.

Minutes of the 2009 Annual Meeting were distributed and approved as corrected.

Report of the Officers

Presidents Report: Mary Jo Ghory

Mary Jo Ghory reported on the following items

1. The Neighborhood Clean-up – the board looked into adopting a street through the city but it is an involved process that requires regular routine cleans up times. Since that is difficult for us to do, PEA opted to ask the neighbors to help pull buffle grass on Bella Visa. About 15 people showed up and with the help of Johnny it was completed. The City of Tucson contributed gloves, vests, trash bags and grabbers and picked up all the bags.
2. Home Tour – there was no home tour this year but there may be one in the spring of 2011.
3. Tumamoc Lecture Series is starting again – brochure passed out.
4. Brochure with facts about Prop 400 was also passed out

Treasurer:

Ellen Paige reported the balance on hand was \$3562.27. With the help of the Secretary, over \$500.00 in past dues were collected. \$238.32 is still ear marked for buffle grass removal. PEA continues to have 501 (3) c status with the Arizona Corporate Commission. Also, yearly homeowner dues are \$20.00.

Secretary:

Jane Shovlin reported that the Bylaws and CC&R's are now in digital form and available. These documents will be filed on the web site and with the appropriate city agencies so the information about our neighborhood association will be accessible to realtors and new home owners.

Report of the Committees:

CC&R:

Larry Chavez reported on three sets of plans he reviewed in the past year. See attached reports. There were several questions about 120 S. Bella Vista. The CC&R's state that once a home is started, it must be completed in a year. Regina Romero also said that there is a city ordinance saying the same thing. The concern was that the property is unsafe and an eyesore. Hal Bardach reported the owners were sued after a year and fined \$75.00. The next fine will be larger. Regina Romero recommended the Code Enforcement Agency of the City be contacted. Mary Jo said the board would follow up on that.

Elections

Ballots were distributed and Larry Chavez acted as teller.

Unfinished Business: None

New Business

1. Military Community Relations Committee - Hal Bardach reported he has been the Ward 1 representative to the Military Community Relations Committee. He was considered a political appointee and had no vote. The board meets once every two months for about 2 hours. Due to health reasons, Hal has resigned and asked if anyone was interested in serving, please contact him.
2. Bylaws Amendment
 - a. Mary Jo Ghory reviewed the proposed bylaw amendment that would make the \$20.00 year year PEA annual dues mandatory for every lot owner. She reviewed that the dues are used for newsletters, PEA sign, upgrade neighborhood, landscape projects, baffle grass removal and board insurance.
 - b. Discussion – Doug Horner noted that legal counsel retained when the last revision was made in 2004 said that it was written that way to prevent home owners from being liable for back taxes and that we couldn't change that.
 - c. Jane Shovlin asked if there was an amendment clause in the previous bylaws. No one present could recall. It was pointed out that there was one in the current bylaws, which allows the amendment.
 - d. Mary Jo read the amendment article and noted that 15 lot owners needed to be present and that there needed to 15 affirmative votes.
 - e. Jane Shovlin asked if anyone had a copy of the previous by laws to please send her a copy for historical purposes.
 - f. Amendment passed 17-0.
3. Proposed Landscape Project for Questa and Sentinel Peak Road
 - a. Ellen Paige reported that Mac Hudson had reported that there may be some money for this project.
 - b. Gary Wittwer, City of Tucson, reviewed the drawing for the plans which will include water harvesting, trees, and scrubs.

- c. A motion was made by Hal Bardach and seconded to have the PEA Board write a letter of support for the project on behalf of the neighborhood association. The motion passed unanimously.
- d. Ellen noted she will meet with Sentinel Shadows to get their input on the project.
- 4. Brush and Bulk Focus Group
 - a. Mary Jo Ghory reported she was approached to participate in a focus group on the cities Brush and Bulk pick up. Regina Romero noted that the city spends 2.5 million dollars on this service and only 25% of the residents participate.
 - b. Discussion followed on the time of the year and the lack of notice.
 - c. It was suggested the neighborhood schedule a cleanup time and then contact the city for pick up.
- 5. It was discussed that mail boxes were being opened. Neighbors were encouraged to be observant and call the post office to let them know.
- 6. Recycling and trash pickup – only put your cans out if full. Also, you can request smaller cans.
- 7. Doug Horner requested the solar light on the Panorama Estate Sign at the end of Bella Vista be repaired.
- 8. Doug Horner requested the board look into the junk car at the Longoria home on the corner of Sentinel Peak and Clausen Circle.

Announcements:

- 1. Regina Romero, Ward 1 Councilwoman, reminded everyone to get out and vote on November 2nd and to read and research all the propositions on the ballot.
- 2. President Ghory announced the winners, and that the board will meet within ten days to select officers.
- 3. The new board will be
 - Hal Bardach
 - Mary Jo Ghory
 - Ellen Paige
 - Jane Shovlin
 - Robin West

Meeting was adjourned at 4:50PM.



Jane Shovlin, Secretary

10/1/2011 as corrected
Approved