

**PLOA SEMI-ANNUAL MEETING  
MINUTES**

**SUNDAY DECEMBER 4, 2022 1PM @  
THE PARK CLUBHOUSE**

**1:09 CALL TO ORDER**

**WELCOME AND PRAYER**

**41+ OWNERS ATTENDED WITH 80+  
CERTIFICATES**

**JUNE 2022 MINUTES WERE ASKED FOR ANY CORRECTIONS. SANDY ACKER'S NAME WAS MISSPELLED AND WITH THAT CORRECTION MINUTES WERE APPROVED.  
(PAMELA KIOWSKI)**

**DISCUSSION OF TPC  
(SANDY ACKER)**

**READ PROPERTY CODES FOR APPOINTING OFFICERS, OPERATING WITHIN THE BUDGET, BEING ABLE TO CONDUCT THE BUSINESS OF THE PLOA.**

**DISCUSSION OF THE BUDGET  
(CAROL PETTUS)**

**\$53,981.56 FOR 2022 TOTAL  
INCOME**

**\$39,005.05 FOR 2022 TOTAL  
EXPENSES**

**\$14,976.51 FOR 2022 NET INCOME  
BANK BALANCE**

**11/30/2022 \$17,094**

**1. ROADS HAVE BEEN MAINTAINED THROUGHOUT THE YEAR.**

**2. CONFERRING WITH AN ATTORNEY TO FINISH BRINGING OUR GOVERNING DOCUMENTS IN LINE WITH TPC AND SETTING UP VOTING PROCEDURES FOR FUTURE UPDATES OF THESE DOCUMENTS**

**3. PARK AND CLUBHOUSE HAVE BEEN MAINTAINED. CLUBHOUSE HAS HAD FOUNDATION WORK PERFORMED. THE CLUBHOUSE HAS BEEN PAINTED SINCE NEW MATERIALS WERE USED AND NEEDED TO BE SEALED.**

**5. TREES HAVE BEEN REMOVED IN THE FALL.**

**6. A WEBSITE WAS SET UP FOR PLOA TO USE IN ACCORDANCE WITH TPC. IT ALLOWS FOR ONLINE PAYMENT, INFORMATION, ETC.**

**QUESTION ABOUT FUNDS FOR NEW STREET SIGNS SPONSORED BY OUR COMMUNITY: COST \$941. OVER \$700 WAS COLLECTED TOWARDS THIS PROJECT. THERE ARE A FEW MORE PLEDGES THAT HAVE NOT BEEN RECEIVED.**

**ORAL MINUTES OF ACTIVITIES OF THE BOARD WERE SHARED.**

**(PAMELA KIOWSKI)**

**1. CONFERENCE CALL WITH ATTORNEY TO ADVISE AND MOVE FORWARD ON DEED RESTRICTION CORRECTIONS COMPLYING WITH TPC. (OCTOBER 2, 2022)**

**2. APPOINTING OF NEW OFFICERS FROM THE COMMUNITY UPON 3 RESIGNATIONS IN SEPTEMBER 2022. (OCTOBER 2, 2022)**

**3. PARK CLEANUP**

**16 VOLUNTEERS HELPED OUT. COMMUNITY EVENT.**

**(OCT 8, 2022)**

**4. OFFICERS MET TO SET UP A FUNDRAISER FOR THE COMMUNITY. GUN RAFFLE. AND OUTLINE THE UPCOMING COMMUNITY EVENTS.**

**(OCT. 13, 2022)**

**5. LUNCH WITH THE BOARD. MEALS WERE AVAILABLE FOR PURCHASE. NOT A FUNDRAISER.**

**18 ATTENDED ALL OWNERS INVITED. (OCTOBER 23, 2022)**

**6. BOO IN THE PARK. 35+ ATTENDED. COMMUNITY EVENT. (OCTOBER 27, 2022)**

**7. OFFICERS MET TO SET UP THE MEETING OUTLINE FOR DECEMBER. (NOV. 5, 2022)**

**8. VETERANS DAY EVENT.**

**12+ ATTENDED. COMMUNITY EVENT. (NOV. 11, 2022)**

**\*A QUESTION WAS ASKED ABOUT LIENS. (CORRECTING INFORMATION NOW)**

**LIENS FILED AND AVAILABLE TO FILE IS 33. A FEW HAVE BEEN SATISFIED WITH SALES OF PROPERTIES THIS YEAR.**

**CURRENTLY 56 LAND OWNERS ARE IN ARREARS. (32% OF LAND**



**OWNERS). THE DIFFERENCE WILL  
BE REVIEWED FURTHER FOR LIENS  
ACTION.**

**GRANTS WERE DISCUSSED AND  
CONTACT INFORMATION RECEIVED  
FROM OWNERS WHO HAVE  
EXPERIENCE WITH THIS. (THANK  
YOU)**

**ROADS AND PARK WERE  
DISCUSSED (TIM KIMBALL. )**

**1.PARK  
CLEANUP EVENT WENT WELL.**

**2. NEW LOCKS WERE INSTALLED ON CLUBHOUSE.**

**3. NEW HEAT/AC WAS NECESSARY TO BE REPLACED.**

**4. NEW STREET SIGNS ARE PICKED UP AND WE ARE SCHEDULING THE INSTALLATION SOON.**

**5. INFORMATION ABOUT THE SWIM AREA FAILURE WAS SHARED. MR. FLOYD AND MR. CHISOLM DISCUSSED POSSIBLE SOLUTIONS FOR THE SWIM AREA REPAIR. A TEMPORARY SWIM AREA WAS DISCUSSED WITH SRA AND THEY WERE IN AGREEMENT WITH**

**RELOCATING TO THE SIDE AREA  
CLOSEST TO THE PARK ENTRANCE.  
FUTURE DISCUSSIONS FOR THE  
REPAIR WILL BE SCHEDULED.**

**COMMUNICATIONS WERE  
DISCUSSED (DANA VEGA.)**

**1. NEW FB PAGE (NOT GROUP) WAS  
SET UP FOR INFORMATION.**

**2. NEW WEBSITE  
(EXPANDED ON FROM PREVIOUS  
WEBSITE) WAS SET UP WITH  
OPTIONS TO PAY ONLINE FOR  
DUES, DONATIONS, CHAT, SEEK  
INFORMATION, ETC.**

- 3. CALENDAR IS IN THE WORKS FOR UPCOMING EVENTS.**
- 4. CURRENT FUNDRAISER (SPONSORED BY PRIVATE RESOURCES) WILL BE HELD TODAY**
- 5. CHILI COOK OFF AFTER THE MEETING**
- 6. MANY OF THE RECENT EVENTS HAVE BEEN SPONSORED BY PRIVATE RESOURCES.**
- 7. INVOICES WILL BE MAILED IN JANUARY. OPTIONS FOR 3, 6, 9, 12 MONTH PAYMENTS IS NOW AVAILABLE.**

**QUESTION ABOUT SECURITY FOR THE ONLINE PAYMENTS. THE SITE IS ENCRYPTED FOR SAFETY MEASURES. MAIL IN CHECKS AND CASH ARE STILL ACCEPTABLE MEANS OF RECONCILING YOUR ACCOUNT.**

**A NEW KEYPAD LOCK FOR PARK ACCESS IS SET TO BE INSTALLED IN DECEMBER. THIS HAS BEEN ASKED FOR IN PREVIOUS YEARS. THIS WILL HELP WITH SAFETY OF THE GATE OPERATION, AS WELL AS, BEING ABLE TO EMAIL OWNERS**

**THEIR GATE ACCESS AS SOON AS THEIR DUES ARE SATISFIED. ALSO, CODE CAN BE CHANGED SHOULD AN OWNER SUSPECT THAT THEIR CODE IS BEING USED BY SOMEONE OTHER THAN THEMSELVES. THE FUNDS FOR THIS PROJECT ARE BEING USED FROM THE MAINTENANCE ACCOUNT.**

**OUR LAW OFFICER WAS INTRODUCED.**

**LAW ENFORCEMENT HAS BEEN INVITED IN THE PAST TO ANSWER QUESTIONS FROM OUR**

# **COMMUNITY, HOW TO REPORT PROBLEMS, ETC.**

**1. A QUESTION ABOUT SAFETY IN THE NEIGHBORHOOD WAS ASKED. HE SAID, WE CAN BE CONFIDENT THERE IS NOT A LOT OF CRIMINAL ACTIVITY GOING ON.**

**2. A QUESTION ABOUT FIRST RESPONDERS FINDING OUR HOME. HE SAID, WE COULD PUT LARGE NUMBERS ON OUR MAILBOXES AND HOMES. REFLECTIVE NUMBERS WOULD ALSO BE GOOD.**

**HE STAYED A LONG TIME IN OUR MEETING. HE WAS THANKED FOR**

**HIS TIME AND LEFT SHORTLY FOR  
A CALL OUT.**

**DEED RESTRICTIONS:**

**THE NEW WORDING WAS READ  
AND ALSO THE NEW VOTING  
PROCEDURE WAS EXPLAINED.**

**WHEN THE GOVERNING  
DOCUMENTS WERE FIRST SET UP:**

**1. ALL  
LAND OWNERS HAD TO VOTE IN  
AGREEMENT TO CHANGE  
ANYTHING. CURRENTLY: 1-11 ARE  
THE ORIGINALS AND RUN WITH**



**THE LAND. 12-15 WERE ADDED  
LATER AND SUBJECT TO ALL LAND  
OWNERS APPROVAL.**

**2. TPC**

**HAS RECENTLY ALLOWED FOR 67%  
OF LOTS IN AGREEMENT TO  
CHANGE THE DEED  
RESTRICTIONS. THE NEW DEED  
RESTRICTION DOCUMENT  
(ADVISED BY THE ATTORNEY) HAS  
ADDED A 51% IN AGREEMENT  
VOTING PROCEDURE.**

**3. 51% OF LOTS VOTING GOES INTO  
EFFECT AFTER #2 IS  
ACCOMPLISHED.**

**DEED RESTRICTIONS WERE FOUND  
TO BE IN CONFLICT WITH  
ORIGINAL DEED RESTRICTION  
CITING-**

**OWNERS AND THEIR OCCUPANTS  
HAVE ACCESS ON THE PLAT  
PROPERTY. SO RENTERS WAS  
DROPPED FROM THAT DEED  
RESTRICTION.**

**DEED RESTRICTIONS WERE, BUT  
CANNOT BE, IN CONFLICT WITH  
EACH OTHER OR OTHER  
GOVERNING DOCUMENTS.**

**PROVISION FOR VOTING WAS  
ADDED.**

**LEGAL LANGUAGE WAS ADDED  
FOR ASSESSING FINES.**

**LEGAL LANGUAGE WAS ADDED  
FOR FAILURE TO ASSESS A FINE  
DOES NOT PREVENT THE BOARD  
FROM ASSESSING A FINE AT A  
LATER DATE (EX. MANY THINGS  
WERE PAUSED BECAUSE OF COVID  
19 PROCEDURES)**

**A DECLARATION OF LEGAL LANGUAGE WAS ADDED TO PREVENT ALL OF THE DOCUMENT FROM BEING VOID WHEN A CONFLICT MAY ARISE IN THE FUTURE TO COMPLY WITH TPC. ONLY THE ISOLATED ITEM WILL BE VOIDED. THE REMAINING PORTION OF THE DOCUMENT STAYS INTACT. THIS HAS ALSO BEEN ADDED TO OUR BYLAWS.**

**IT WAS EXPLAINED THAT, WE THE BOARD, WANT TO WORK WITH THE NEEDS OF OUR LAND OWNERS. KEEPING OUR DOCUMENTS**

**CURRENT AND IN COMPLIANCE IS VERY IMPORTANT.**

**DEED RESTRICTION ATTACHED TO THE LAND NEED LAND OWNERS SIGNATURES TO AMEND OR ADOPT. THIS IS TPC REQUIREMENT.**

**1-11 ARE ACCEPTED BECAUSE THEY EXIST ON THE ORIGINAL DEEDS FROM THE 1960s AND ARE BINDING ON ALL OWNERS WHO, AT ANY POINT IN TIME, BUY A LOT(S) IN PANORAMA ESTATES.**

**THE BOARD WAS ASKED MANY QUESTIONS ABOUT MOTIONS AND AMENDING THE DOCUMENT. NO MOTIONS WERE BEING ACCEPTED FROM THE FLOOR AT THIS TIME. ONCE THE DOCUMENT HAS BEEN ADOPTED BY THE PLOA THERE CAN BE FUTURE VOTES TO AMEND AND ADOPT. THE DECISION TO PRESENT A DOCUMENT AS CLOSE TO THE CURRENT ONE WAS ADVISED. UPON 67% OF LOTS BEING SECURED, THEN USING THE VOTING PROCEDURE OF 51% IN**

**AGREEMENT CAN BE ACTED ON IN THE FUTURE MEETINGS.**

**THE BOARD WAS ASKED MANY QUESTIONS. TO THE BEST OF OUR ABILITIES WE ANSWERED FORTHRIGHT AND TRUTHFULLY.**

**Transparency means that we keep records and when asked, we are willing and able to provide those records. But it isn't practical or cost effective to send out a mailing every time the board conducts PLOA business. In the same manner every board in the past has**

**operated the PLOA, we are keeping records and will provide reports at the June and December meetings. In the meantime, if anyone has any questions, they can contact us via phone, email, or the PLOA website and we will be happy to answer them.**

**THE MEETING WAS ADJOURNED AT  
3:47 PM**



**NO EXECUTIVE MEETING WAS  
ACTED UPON AFTER THE MEETING**