Panorama Land Owners Association

Member Meeting Minutes

June 9, 2024

President Sandy Acker offered a welcome to those in attendance.

Pam Kiowski offered the invocation

The meeting was called to order at 1:14 PM.

Sandy offered some updates from questions asked at the last Board meeting: Board members can go to small claims court without an attorney.

A quorum was met with 62 Owners representing 173 lots.

The minutes from the December 3, 2023, Members meeting were approved as posted.

Treasurer Lori Norman presented the Financial Report.

As of May 31, 2024

Income - $29,602.00

Expense - $26,602.00

Bank Balance - $21,269.18

Board of Directors Report:

1st VP Dana Vega reported that the Eclipse Fundraiser was successful.

There will be a Founders Day Festival on October 12, 2024, Charles Floyd has arranged and donated the cost for a band to be present. We hope to have a lot of community members join us for a Potluck meal.

The next fundraiser will be the Football pot like what we did last year but with $5 squares to start. We also are offering Founders Day signs for sale. They will be hung on the wall outside the bath house. Boo in the Park will be October 20, 2024. We hope to have a gathering for Veterans Day also.

We will be having a park Clean up day soon and would love to have everyone come help. Now that the rains have slowed down, we will be issuing letters to those who have not moved, trimmed trees over the roads, etc.

We are researching options for road repairs to be completed in 2024.

Secretary Lori Norman reported that the ACC has sent out 4 letters so far to owners who are building or planning to build a house. 32 violation letters have been sent out so far this year. 13 lien letters have been formally sent by certified mail. 9 were returned undeliverable. We have had several wins so far this year: the new late fee has helped get people to pay, the rule about loose and barking dogs has really reduced that issue and the 30- and 50-amp camper addition has brought in some revenue.

Lori then gave the Board of Directors Report:

A motion to adopt the Revised Bylaws was presented.

Carol Pettus made a motion to amend Article 1, Section 3 to add to the first sentence that the meeting can be called by a majority of the board members to now read -

*SECTION III. Special meeting of the Members may be held at any time upon call of the President or by a majority of the Board of Directors, and the President shall call such a meeting whenever required to do so by the holders of at least 15% (fifteen percent) of the membership certificates. Written notice of each special meeting shall be mailed to each Member on the rolls of the Association at the address as it appears on the records of the company, at least 10 (ten) days prior to such meeting, stating the purpose for which the meeting is held.*

The motion was seconded by Sharyll Haney. After the discussion the motion passed with a unanimous vote.

Carol Pettus made a motion to amend Article 1, Section IV by changing the last word from lot to certificate.

The motion was seconded by Charles Floyd and after discussion the motion passed with a unanimous vote to now read-

*In any situation where there is more than one Owner of a lot(s), all such Persons shall be Members, and the vote for such lot(s) shall be exercised as they, among themselves, determine, but in no event shall more than one vote be cast per certificate.*

Dean Thelke made a motion to amend Article 1, Section VI by adding the sentence at the end.

Such liens on properties that are abandoned/vacant, when delinquent, may be enforced by suit, judgement and judicial or non-judicial foreclosure in accordance with Texas law and Section 209 of the Texas Property Code, as amended.

And to move pertinent language from Deed Restriction #17 not already currently covered in this section of the By-laws.

The motion was seconded by Carol Pettus and after discussion it passed with a unanimous vote to now read –

*SECTION VI. In addition to timely payment of annual dues each year, it shall be the responsibility of each Association Member and certificate holder to see that his/her lot(s) are kept in compliance with applicable Deed Restrictions. Further, the Board of Directors shall have the power to assess upon the Property Owners of Panorama Estates, whether they be Members in good standing or not, a reasonable fine to cover anticipated cost together with inconvenience to other owners for a violation of a Deed Restriction and/or assess a fee to cover mowing of lots which become unsightly or a hazard to the safety of our residents. Funds shall be set aside out of the annual dues collected to enable the Board of Directors, at least once a year, to file liens and/or court actions against the titles of any Property Owners who have not paid fines and/or fees assessed by the Board of Directors for failure to keep up their lots in compliance with Deed Restrictions. Liens shall also be filed for the amount of any and all unpaid annual dues which are outstanding as of December 31st of each year and these liens are not to be lifted until such time as the lien has been satisfied or when the Property Owner might sell when they will have to be paid in order for the New Owner to obtain a clear title. Filing fees and attorney fees will be added to the lien or suit. Such liens on properties that are abandoned/vacant, when delinquent, may be enforced by suit, judgement and judicial or non-judicial foreclosure in accordance with Texas law Section 209 of the Texas Property code, as amended.*

Carol Pettus made a motion to amend Article IX by adding unless the RV is owned by the property owner to the end and then another sentence to read Recreational vehicles may not be used for rental purposes. And to also clarify in the first sentence of the Article that you must already have a permanent resident built before storing approved items.

The motion was seconded by Sue Burton and after discussion it passed with a unanimous vote to now read –

ARTICLE IX

*Pursuant to the Deed Restrictions, no trailers, temporary dwellings (such as mobile homes, manufactured homes, trailers, yurts, rail cars, Connex), or tiny homes (less than 480 square feet) shall be allowed for residential purposes in Panorama Estates. However, anyone that has a permanent residence, that was built to residential standards, may store travel trailers, recreational vehicles, boat trailers, or utility trailers on their property, but they are not to be used for living purposes at any time while in storage within the confines of Panorama Estates. Lot owners in Panorama Estates whose property does NOT have a permanent residence on it may NOT use their lots as a storage facility but will be accorded the privilege of providing a temporary self-contained tent or recreational vehicle, not to exceed two weeks duration. The recreational vehicle or tent must be removed from the property before, or by that duration, or when the Property Owner leaves, whichever comes first. Lot Owners with permanent residences may have guests visit with a self-contained recreational vehicle and park on their property, not to exceed two weeks duration. The recreational vehicle must be removed when the guests leave unless it is owned by the property owner. Recreational vehicles may not be used for rental purposes.*

**With no more motions from the floor a vote was called for the main motion to adopt the revised by-laws with amendments.**

**The motion passed 45 yes to 5 no.**

At this point a 15-minute recess was called.

Secretary Lori Norman made a motion on behalf of the Board of Directors to adopt the revised Deed Restrictions as presented.

Sandy Acker made a motion to remove #14

Pam Kiowski seconded the motion and after discussion the motion failed by a vote of 8 yes and 46 no.

Noel Woods made a motion to amend #16 to have votes be per lot not owner.

The motion was seconded by Sandy Acker and passed by a unanimous vote to now read-

*16. Amendment to these Amended Restrictions may be made by the Owners of legal title to 51% of lots included in Panorama Estates. Any such proposed amendment(s) shall be sent to all lot Owners along with a ballot and proxy form to be mailed to each and every lot Owner. The ballot should outline in complete detail each and every change which is proposed and should further state that the ballot or proxy form must be signed by the Owner and returned to the secretary of the Association within the time period specified by such notice of proposed amendment. Upon approval by Owners of legal title to 51% of the lots as provided herein, this Declaration shall be amended by recording in the real property records of Hunt County, Texas an instrument executed and acknowledged by the Officers of the Board of Directors of the Association, setting forth the amendment and certifying that such amendment has been approved by the Owners* *of 51% legal title to the lots included in Panorama Estates. Any amendment to this Declaration must be recorded in the real property records of Hunt County, Texas to be effective.*

Dean Thelke made a motion to remove #17 and have any language not already in the By-laws Article 1, Section VI add there.

The motion was seconded by Sharyll Haney and after discussion it passed with 31 yes and 21 no.

Carol Pettus made a motion to remove #21 from the Deed Restrictions but have it noted with the signatures when filled with the county.

The motion was seconded by Sharyll Haney and passed with a unanimous vote.

**With no more motions from the floor a vote was called for the main motion to adopt the revised Deed Restrictions as amended.**

**The motion currently has 122 yes and 26 no. The Board of Directors will continue to reach out to members to work to achieve the needed 67% vote required.**

Officer Elections:

Each candidate had one minute to tell the members why they wanted to serve on the board. After the 5 candidates spoke a vote was taken.

The results are-

Dean Thelke – 52

Todd Rohe – 53

Dana Vega – 53

Pam Kiowski – 8

Sandy Acker – 10

**The new board members will be Dean Thelke, Todd Rohe and Dana Vega**.

With no further business the meeting was adjourned at 4:50