

13 December 2018

Board meeting for Panorama Trail discussion

Board members present: Dave Fedorchak, Sharon Poole, Michele Robinson, Dale Breer, Clark Ackerman

Other members present: Jim Buckley

1. Meeting convened at 7:07 PM. Michele Robinson started the meeting to discuss the cost that was presented and what was done.
2. Questions and discussion:
 - a. How is the trail now and what remains to be done?
 - i. Some additional fill, crowning and mulch. Topping with gravel that is already near the trail. Remaining cost is \$150.
 - ii. Seeding in the early Spring.
 - iii. Breakdown is provided as part of the associated documents.
 - iv. Need to wait until the trail dries out to perform the final work. Permit was extended to 30 January.
 - b. Discussion about the work being done without authorization.
 - i. Jim went through some history about the condition of the trail and past discussions as well as the guiding documents and opinions provided by the Association's lawyers. He then provided an overview of what was done (permits, maintenance, etc). He is not looking for reimbursement for the bridge; just for the materials for the trail.
 - ii. Clark noted that the Board had asked for a plan and estimate and none had been provided (through the Common Area Maintenance Committee or otherwise).
 - iii. Dale recommended a review of the 12 August 2017 minutes from a prior Board where a portion of the trail proposal was approved. Limited funds were approved by the Board for the trail. At the 24 March 2018 meeting the Board discussed maintenance and noted that the definition was the replacement of anything that already existed. On 8 August 2018 it was noted that there was a hole that needed to be repaired. On 15 September 2018 it was noted that the hole was repaired by Jim Buckley.
 - iv. Discussion points about the scope of the project and how it's changed. Dale noted the requests in the application and the description and described the changes from what he originally understood the project to be.
 - c. After the above discussion, Jim informed the Board that if he hasn't been reimbursed by December 29, 2019 he would file a lawsuit and seek reimbursement for his expenses as well as legal fees.
 - d. Jim Buckley provided a Memorandum for the Board requesting repayment for the trail materials.
 - e. No decisions were made. Meeting adjourned at 8:20PM