

Portillo Ridge HOA Annual Meeting
January 27, 2016
East Recreation Center

Call to Order: The meeting was called to order at 6:00 PM following a potluck organized by Lynn Chisholm. There were 41 homeowners in attendance at the meeting. Jim led the Pledge of Allegiance.

Ballot Count: Jim made three calls for outstanding ballots. Votes were counted & Nina reported that 79 ballots were received with the vote being unanimous for Jim Chisholm to be re-elected to the Board of Directors.

Speaker: The speaker for the evening was to have been Scott McLaughlin, HOA Insurance Representation. Due to an illness, he was unable to attend.

Jim gave a President's report instead:

- The Board has been holding workshops to divide duties and create continuity books for each board position. We plan on continuing these workshops this year.
- The Common Areas on the North side of Portillo Ridge is all the HOA's property on both the east & west sides. Work is being done to clean up the areas according to Pima County regulations. Most of the area is desert, not riparian. Desert areas can be cleaned up, but must not affect water flow.
- Monument planters have been cleaned out. The monuments will be repainted & replanted this year. New solar lights are being researched.
- Continental Rd. and the south common area along Continental Rd. appear to have been recorded incorrectly. Jim is working with Pima County to try to get this corrected.
- Emailing the end of the year documents has been successful, so we will continue with this in the future. We will work with people who don't have computers or have printing issues & will furnish printed documents as needed.

Presentation of Minutes: The minutes of the October 16, 2015 HOA Informational meeting were presented. There was no discussion.

Presentation of Financials & Budget: As of December 31, 2015, our Operating Account which is used for daily expenses showed a balance of \$7,125.21. Our Reserve Account which is used for care of assets showed a balance of \$168,667.84 for a total assets balance of \$175,793.05. The 2016 budget of \$22,045.00 was presented.

Standing Committee Reports:

- Architectural Review Committee – Mike Millikin reported that the ARC committee had 12 requests in 2015, mostly for paint colors, gates, & walls. All were approved. Two requests were approved in January, 2016.

- Audit – Tom Six reported that the 2014 audit was completed in March of 2015 with minor corrections. Ed has simplified the procedure for the 2015 audit. Tom requested help with the audit committee.
- Common Area Maintenance–Jim Chisholm reported that work was done on the monuments & common areas with details discussed in President’s report. Hot Desert Landscaping has worked on fixing some erosion problems & Weedbusters sprayed the common areas for weeds without an increase in costs.
- Food Bank – Sandy Churchill reported that the HOA food drives for 2015 totaled donations of 945 pounds and cash donations of \$2,000.00. There will be three drives again in 2016.
- Neighborhood Watch – Glen Barnes took over as chairperson for Neighborhood Watch in October, 2015. The committee is currently updating the program. The Sheriffs Auxiliary Volunteers is offering training this spring for Block Captains and alternates.
- Nominating & Elections – The committee reported the re-election of Jim Chisholm to the Board of Directors.
- Social – Lynn Chisholm reported that there will be six issues of the newsletter in 2016. Five new households were welcomed in 2015. Five social events were held.

Special Representatives Reports:

Green Valley Council – Nina Keck reported that the GVC is important because it is Green Valley’s voice to the County due to not being incorporated. The GVC has a new director & they are working on committee elections.

The roundabout at La Posada has been turned down, but will be revisited. Any questions on road conditions, such as pot holes, should be directed to the GVC.

Freeport-McMoRan mine started work reduction on January 18. ADEQ is reviewing their plan.

Unfinished Business: None

New Business: The 2016 Meeting Schedule was presented & made available to homeowners. Jim noted the change in time of day that the ARC & Board meetings will be held. There will be only one Informational Meeting in 2016 which is scheduled for October 26 at 6 PM. at Las Campanas.

Open Discussion: George Higginson thanked the Board of Directors and volunteers for their time and effort. A round of applause followed.

Adjournment: The meeting was adjourned at 6:55 PM.

Respectfully submitted,

Marsha Barnes, Secretary