

Portillo Ridge HOA Board Meeting
October 12, 2016

Present: Jim Chisholm, President; Marsha Barnes, Secretary; Ed Davis, Treasurer; Nina Keck, Member at Large

Absent: Mike Millikin, Vice President (excused)

Call to Order: The meeting was called to order at 4:02 PM.

Homeowner Discussion: None.

Approval of Minutes:

- A motion was made, seconded and passed to approve the minutes for the September 14, 2016 Board Meeting as presented.
- A motion was made, seconded and passed to approve the minutes for the September 16, 2016 Board Workshop as presented.

Treasurer's Report: As of September 30, 2016, our Operating funds were \$17,272.04 and our Reserve funds were \$171,429.53 for a total assets balance of \$188,701.57. A motion was made, seconded and passed to accept the financials as presented.

Committee Reports:

- Architectural Review: No ARC requests were submitted this month.
- Audit: No report.
- Common Area Maintenance: Hot Desert Landscaping is scheduled to start work by the end of the month on the north end common areas to finish cleanup which was started last year.
- Food Bank: The flyer for the Fall Food Drive will be sent out shortly.
- Neighborhood Watch: No report.
- Nominating & Elections: Nina Keck is looking for a volunteer to help on the Nominating & Elections committee.
- Social: Ed & Bonita Davis have volunteered to take charge of the holiday party this year. The date for the party is December 9, 2016.

Special Representative Updates: Jim Chisholm attended the GVC meeting. The current road conditions & options for repair were discussed.

Management Company Updates: There were 6 courtesy notices (friendly reminders), 4 first notices of violation, & 1 second notice of violation sent out this month.

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Unfinished Business:

- Approval of 2017 Operational & Reserve Budgets: The 2017 Operational & Reserve Budgets were presented by the Treasurer. A motion was made, seconded & carried to accept the 2017 Budgets.
- Approval of 2017 HOA Dues: A motion was made, seconded & approved to not increase the 2017 HOA Dues. The dues will remain at \$150.00 per lot.
- Approval of Reserve Study Update Financials: The 2017 Reserve Study Update Financials report was presented. A motion was made, seconded & carried to accept the report as presented.
- Resolution for 2017 Transfer Fees: The Resolution for the 2017 Transfer Fees increase has not yet been finalized.
- E-mailing Voting Procedures: The documents to be emailed for the 2017 voting are being worked on.
- Annual Meeting Update – Guest Speaker: The speaker for the 2017 Annual Meeting will be Arturo Gabaldon, President of Community Water Company.

New Business: None

Adjournment: The meeting was adjourned at 5:12 PM. The next HOA Board meeting will be November 9, 2016 at 4:00 PM at Madera Vista. The next HOA Board workshop will be October 14, 2016 at 10:00 AM at Las Campanas. The Informational Meeting will be October 26, 2016 at 6:00 PM at Las Campanas.

Respectfully submitted,

Marsha Barnes, Secretary