

**Portillo Ridge HOA Annual Meeting**  
**East Recreation Center**  
**January 25, 2017**

**Call to Order:** The meeting was called to order at 6:00 PM following a potluck organized by Lynn Chisholm. There were 45 homeowners, 1 guest, & 1 speaker in attendance at the meeting.

**Ballot Count:** Jim Chisholm made three calls for outstanding ballots. Due to Nina Keck's absence, Ed Davis will tabulate and certify the ballots with Margaret Bangs after presenting the financial and budget information.

**Speaker:** The speaker for the evening was Arturo Gabaldon, President of Community Water Co. He spoke about the current rates, the Water Quality Report, mitigation between state agency & mine, & other important topics.

**Presentation of Minutes:** The minutes of the October 26, 2016 HOA Informational meeting were presented. There was no discussion.

**Presentation of Financials & Budget:** As of December 31, 2016, our Operating Account which is used for daily expenses showed a balance of \$11,001.54. Our Reserve Account which is used for care of assets showed a balance of \$171,902.94 for a total of \$182,904.48. The 2017 budget of \$22,045.00 was presented. According to the current Reserve Study, the total value of our assets is \$194,000. The current replacement cost would be \$147,000.

**Standing Committee Reports:**

- Architectural Review Committee – Mike Millikin reported that the ARC had 28 requests for paint, landscape, & house improvements in 2016. After 1 withdrawal & one change, they were all approved. The 2010 ARC Guidelines are being reviewed to bring them up-to-date with state & county regulations.
- Audit – Tom Six reported that he has received the 2016 financials & the audit is underway. Bernie Hill will be helping with the audit.
- Common Area Maintenance–Jim Chisholm reported that Hot Desert Landscape is continuing cleanup of the North common areas. Weedbusters has been contracted for weed abatement & performed an application in January. The monuments need to be painted this year & estimates are being requested.
- Food Bank – Sandy Churchill reported that the HOA Fall Food Drive brought in 663 pounds of food & other products & \$1,980.00 in cash contributions. There was no food drive in the spring.
- Neighborhood Watch – Glen Barnes reported on the SAV training schedule for the block captains again this year. Also, the GVC phone books & Neighborhood Watch forms have been distributed except for Zones 1 & 5.
- Nominating & Elections – No report.

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- Social – Lynn Chisholm reported that there were 6 issues of the Ridgerunner in 2016. Six new households were welcomed in 2016 & one declined the visit. There are additional new homeowners who will be welcomed in the near future. Three social events were held: The Annual Meeting had 41 in attendance, July 4<sup>th</sup> had 34 attend, & the Holiday Party had 52 enjoying a wonderful evening.

**Special Representatives Reports:** Green Valley Council – Mike Millikin reported that the GVC has published a brochure about Green Valley & the Green Valley Council. He had some available for those interested.

**Unfinished Business:** None

**New Business:**

- The 2017 HOA Meeting Schedule was presented and made available to homeowners. Jim Chisholm noted that the ARC and Board meetings have a change in the time of day they will be held. They are scheduled for 9:00 AM & 9:30 AM respectfully. The Informational Meeting is scheduled for October 25 at 6 p.m. at Las Campanas.
- The Nominations & Elections Committee reported that 52 votes were cast & certified. The votes were unanimous for Mike Millikin & Marsha Barnes.

**Open Discussion:**

- A discussion was held about the fact that people need to call GVC and report about any issues, problems or concerns with the roads in our HOA. Complaints get taken care of quicker if they are submitted.
- A homeowner asked for a list of the chemicals that are used by Weedbusters.

**Adjournment:** The meeting was adjourned at 7:10 PM.

Respectfully submitted,

Marsha Barnes, Secretary