

Portillo Ridge Homeowners' Association

P.O. Box 592, Green Valley, AZ 85622

Website: www.portilloridgehoa.org ~ Email: portilloridgehoa@yahoo.com

HOA Board Meeting

May 8, 2019

Present: Dave Colicchio, Vice President; Marsha Barnes, Treasurer; Mike Millikin, Secretary; and Mike Lewis, Member-at-Large.

Excused: Fred Wray, President

Call to Order: The meeting was called to order at 9:30 AM

Homeowner Discussion: None

Approval of minutes:

- It was moved, seconded and passed to approve the minutes of April 10, 2019 Board Meeting as presented.
- It was moved, seconded and passed to approve the minutes of April 12, 2019 workshop as presented.
- It was moved, seconded and passed to approve the minutes of April 15, 2019 meeting with Stratford Management as presented.
- It was moved, seconded and passed to approve the minutes of April 30, 2019 Special Meeting as presented.

Treasurer's Report:

- As of April 30, 2019 our operating funds were \$28,905.03 and our reserve funds were \$186,000.00 for a total assets balance of \$214,905.03.
- It was moved, seconded and passed to accept the April 2019 financials as presented.

Committee Reports:

- Architectural Review: One request was approved and a second was returned to originator for additional information.
- Audit: No report.
- Common Area Maintenance: No report.
- Food Bank: No report
- Neighborhood Watch: No report
- Nominating & Elections: No report
- Social: No report. Need a new chairperson.

Special Representative Updates:

- Glen Barnes attended the GVC April meeting.
 - Glen reported that the Neighborhood Watch community directories have been distributed with information sheets. An additional 16 sheets were returned for a total of 85 or 59%.
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Management Company Updates:

- No report was received from Associa for the month of April.
- Our agreement with Associa was terminated on May 1, 2019 with an effective date of June 1, 2019. Jim will contact Associa for April's inspection report and request past inspection files.
- Dave reviewed the many due-diligence contacts with other Green Valley HOAs that use Stratford Management services. All reports were very positive and no negative comments.
- It was moved, seconded and unanimously passed to enter into agreement with Stratford Management. President Fred Wray voted "yes" over the phone.
- Stratford will be sending out an implementation checklist to all board members for actions needed to make the transition a smooth one.
- It was agreed that Portillo Ridge HOA will use the financial services of Mutual of Omaha for the operating account as recommended by Stratford. We will continue managing the Stifel account.

Unfinished Business:

- It was confirmed that Fred Wray was elected President by e-mail on Tuesday, April 23.
- Jim will update the Arizona Corporate Commission report indicating the new president.

New Business:

- Mail Call - none.
- The meeting dates for next year were discussed and it was decided to leave the meeting dates (BOD and workshops) as is for next year. Helen Brown will make the room reservations with GVR.

Adjournment: The meeting was adjourned at 11:30 am.

- The next HOA Board meeting will be June 12, 2019 at 9:30 am at Madera Vista.
- It was decided to cancel the June 14 workshop. Mike will inform GVR.

Respectfully submitted,

Mike Millikin, Secretary