

Portillo Ridge Homeowners' Association

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

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

HOA Board Meeting-Draft Minutes

Madera Vista Center, Green Valley, AZ

October 9, 2019

Present: Fred Wray, President; Marsha Barnes, Treasurer; and Mike Millikin, Secretary

Excused: Dave Colicchio, Vice President; Mike Lewis, Member-at-Large

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

Homeowner Discussion: Homeowner present had no comments.

Approval of Minutes:

- A motion was made by Mr. Millikin, seconded and unanimously carried to approve the minutes of the September 11, 2019 Board Meeting Minutes as amended.
- A motion was made by Ms. Barnes, seconded and unanimously carried to approve the minutes of the September 13, 2019 Workshop as submitted.

Treasurer's Report: As reported by Ms. Barnes

For year to date through September 30, 2019:

- Operating Account: \$ 11,728.10
- Reserve Funds:
 - Money Market \$ 1,112.73
 - Net Portfolio Assets \$200,842.63
 - Total Reserve Fund \$201,937.05
- Total Asset Balance \$213,665.15

A motion was made by Mr. Millikin, seconded and unanimously carried to accept the financial report as submitted.

Committee Reports:

- Architectural Review: There was one new request that was approved at the October 9, 2019 Architectural Review Committee Meeting for installation of solar panels (Lot #126).
 - Audit: No report is due until 2020.
 - Common Area Maintenance: Mr. Chisholm reported that Valscape has submitted an estimate for common area maintenance for the remainder of the 2019 calendar year in the amount of \$1,175. A motion was made by Mr. Millikin, seconded and unanimously carried to approve the proposal.
 - Food Bank: The HOA Fall Food Drive is scheduled for October 24th.
 - Neighborhood Watch: No report provided.
 - Nominating & Elections: Refer to Unfinished Business.
 - Social: Portillo Ridge Holiday Party is scheduled for Friday, December 13th at The Grill on the Green, starting at 5:00 PM. The Committee is still in need of a committee chair.
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Special Representative Updates- Glen Barnes:

- Green Valley Council September Board Meeting was held on September 19th:
 - Minutes of the May 2019 meeting was approved.
 - August financials were reviewed-made note that one of the two revenue streams related to the distribution of the Green Valley Community Directories will cease.
 - Steve Christy's Chief of Staff presented a brief report on recent Board of Supervisors activities.
 - Desert Hills V HOA is terminating its membership with GVC.
 - Desert Creek HOA's application for membership was approved.
 - Progress has been made on the open area park and that SAV will begin patrolling the area in the near future.
 - Pima County Transportation Advisory Committee will establish criteria to guide County decisions regarding road repair.
 - Carmine DeBonis, staff member Pima County gave a presentation on the problems with the county roads, a plan to utilize "Pay as you Go" funding and plans to resolve the issues within the next ten years.

Management Company Updates:

- 2020 Meeting dates have been approved by Green Valley Recreation, the workshops and annual meeting dates have not yet been approved.
- The 2019 Informational Meeting is scheduled for October 23, 2019. The agendas were emailed and mailed to those without email addresses on October 2nd.

Unfinished Business:

- Approval of 2020 Operational & Reserve Budget: A motion was made by Mr. Millikin, seconded and unanimously carried to approve the 2020 Operational Budget and Reserve Budget as submitted by Ms. Barnes, Board Treasurer.
- Approval of 2020 Association Assessments: A motion was made by Mr. Millikin, seconded and unanimously carried to increase the 2020 assessments by \$10 per lot (from \$155-\$165).
- Approval of Reserve Study Update Financials: A motion was made by Mr. Wray, seconded and unanimously carried to continue to fund the reserve accounts as in the past.
- Resolution for 2020 Transfer Fees: It was determined that a resolution was not needed.
- Appointment of Nominating & Election Committee Chair: A motion was made by Mr. Wray, seconded and unanimously carried to appoint Mr. Ed Davis as Committee Chair to serve for a period of one year.
- Waste Management: Discussion ensued. The Board requested that Stratford Management draft a "Straw Poll" to gauge homeowners' opinion of once a week or twice a week trash service.

New Business:

- End of Year Information and Dates: Discussion ensued.
 - Mail Call: There was no correspondence for the Board to review at the October 9, 2019 Board of Directors Meeting.
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Adjournment: The meeting was adjourned at 11:01 AM.

- The next HOA Board meeting will be November 13, 2019 at 9:30 AM at Madera Vista.
- 2019 Informational Meeting is scheduled for October 23, 2019 at 6:00 PM at Las Campanas.
- Next Board of Directors Workshop is October 11, 2019 at 9:30 AM at Las Campanas.

Respectfully submitted,

Helen B Brown

Helen B Brown, CMCA

Director of Management Services/Community Manager-Stratford Management

For the Portillo Ridge Homeowners Association Board of Directors