

# Portillo Ridge Homeowners' Association

P.O. Box 37020, Tucson, AZ 85704

Website: [www.portilloridgehoa.org](http://www.portilloridgehoa.org) ~ Email: [portilloridgehoa@gmail.com](mailto:portilloridgehoa@gmail.com)

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## HOA Board Meeting

Las Campanas Green Valley Recreation Center-Juniper Room

April 13, 2022

**Present:** Nancy Williams, Mike Millikin and Mike Lewis

**Excused:** Glen Barnes

**Call to Order:** The meeting was called to order at 10.00 AM.

### **Homeowner Discussion:**

- Homeowners present at the April 13, 2022 Board of Directors Meeting had no comments.

### **Approval of minutes:**

- A motion was made by Mr. Millikin seconded by Mr. Lewis and carried to approve the March 9, 2022 draft meeting minutes as submitted by Stratford Management.

### **Treasurer's Report:**

- Mr. Lewis noted that the March 2022 financials as follows:
  - ✓ Income for March 2022: \$872.41
  - ✓ Expenses for March 2022: \$2,676.55
  - ✓ Total Income as of March 31, 2022: \$23,998.62
  - ✓ Total Expenses as of March 31, 2022: \$9,007.58
  - ✓ Taxes owed for 2021 were less than in 2022.
  - ✓ Was contacted by the IRS in March with questions regarding the application for tax exempt status, all questions were responded to.

### **Committee Reports:**

- Architectural Review: Ms. Williams reported on behalf of Mr. Barnes that there was one submittal since the March 2022 Board of Directors meeting which was approved.
- Common Area Maintenance: Valscape will start working on the approved additional projects.
- Food Bank: Community Food Drive is scheduled for April 14, 2022
- Neighborhood Watch:
  - a. GVC Security Alert: The Board requested that an email blast be sent regarding the recommendations from Green Valley Council.

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b. Guest Parking Placard Distribution: Block Captains will distribute the Guest Parking Placards for overnight guest of homeowners to hang on their rear view mirrors as a way to let residents know that a vehicle parked on the driveway is a guest.

- Social:
  - a. July 4<sup>th</sup> Social- due to lack of interest the July 4<sup>th</sup> social event will be cancelled.
  - b. Neighborhood Garage Sale: Discussion ensued.

**Special Representative Updates:** No report was available for the April 13, 2022 Board of Directors Meeting.

## Management Company Updates:

- As of March 31, 2022 there were four homeowners who have not yet paid their assessment for 2022 with delinquencies totaling \$601 (this amount includes any late fees and/or interest that has also been applied to their accounts).
- Through March 2022, Stratford Management is in receipt of eight recorded deeds and payments of \$960 in sale of home income.
- An email blast was sent to the membership on March 10, 2022 regarding the application for appointment to the Board of Directors. Homeowners were asked to submit this application to Stratford Management, if they were interested. As of April 13, 2022 Stratford Management has not received any applications.

## Unfinished Business:

- **HOA Directories:** Ms. Brown stated that she will send out the HOA Directory Submittal form shortly. The Board requested that the font size be enlarged as well as listing the homeowner's name by last name first.

## New Business:

- 2022/2023 HOA Meeting Dates: Discussion ensued. At this time the meeting dates and times will remain the same (second Wednesday of the month at 9:30 AM).
- Approval of Goldschmidt/Shupe Invoice: A motion was made by Mr. Millikin, seconded by Mr. Lewis and carried to approve the invoice from Goldschmidt/Shupe in the amount of \$540.00
- **Mail Call:** Ms. Brown, Stratford Management, noted that there was no correspondence from homeowners for the Board to review.

**Adjournment:** The meeting was adjourned at 11.10 AM.

- The next Board of Directors Meeting is scheduled for May 11, 2022 at 10:00 AM at Las Campanas Cottonwood Room.
- The next BOD Workshop is May 13, 2022 if needed.

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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