

Portillo Ridge Homeowners' Association

P.O. Box 37020, Tucson, AZ 85704

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

HOA Board Meeting

Las Campanas Green Valley Recreation Center-Juniper Room

May 11, 2022

Present: Nancy Williams, Glen Barnes, Mike Millikin and Mike Lewis

Excused: None

Homeowners: None

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

Homeowner Discussion:

- There were no homeowners present at the May 11, 2022 Board of Directors Meeting.

Approval of minutes:

- A motion was made by Mr. Lewis, seconded by Mr. Barnes and carried to approve the April 13, 2022 draft meeting minutes as amended.

Treasurer's Report:

- Mr. Lewis noted that the April 2022 financials as follows:
 - ✓ Income for April 2022: \$540.31
 - ✓ Expenses for April 2022: \$2,773.69
 - ✓ Total Income as of April 30, 2022: \$24,538.93
 - ✓ Total Expenses as of April 30, 2022: \$11,781.27
 - ✓ Reserve Account reflected interest earned in the amount of \$602.21 in April.
 - ✓ Mr. Lewis noted that interest rates on CDs are increasing. A motion was made by Mr. Barnes, seconded by Mr. Millikin and carried to purchase a twelve-month CD with money from the Mutual Fund.
 - ✓ A motion was made by Mr. Millikin, seconded by Mr. Barnes and carried to accept the Treasurer's Report as submitted by Mr. Lewis.

Committee Reports:

- Architectural Review: Mr. Barnes noted that since the April 2022 Board of Directors Meeting there have been three new submittals, all of which have been approved. The submittals included two for repaints and one for roof mounted solar panels. There are currently no pending submittals. For the year there have been ten submittals.

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- Common Area Maintenance: Valscape will start working on the approved additional projects on May 17th. JANC Construction will be meeting on May 16th with Mr. Chisholm to discuss the erosion concerns in the common area behind Lot #14.
 - Food Bank: No report.
 - Neighborhood Watch: No report.
 - Social: Brief discussion ensued regarding a community garage sale (not HOA sponsored).

Special Representative Updates: The next GVCC Meeting is scheduled for Thursday, May 19th.

Management Company Updates:

- As of April 30, 2022 there is one homeowner who has not yet paid their 2022 assessment with a delinquent amount totaling \$181.50.
- Through April 2022, Stratford Management is in receipt of nine recorded deeds and payments of \$1,080 in sale of home income.
- HB 2158 has been signed into law by Gov Ducey and will become effective after close of the current legislative session. This law will allow members to post political signs for HOA specific elections.

Unfinished Business:

- **Welcome Letters:** The Board reviewed the Welcome Letter Packet that is delivered to buyers prior to the close of escrow. The Board requested a few changes to the letter.

New Business:

- There was no New Business before the Board at the May 11, 2022 Board of Directors Meeting.
- **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 10:44 AM.

- The next Board of Directors Meeting is scheduled for September 14, 2022 at 9:30 AM. Meeting room location to be determined.

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