

# 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

Madera Vista Green Valley Recreation Center-Recreation Room

September 14, 2022

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

**Excused:** None

**Homeowners:** Two

**Call to Order:** The meeting was called to order at 9:17 AM.

**Homeowner Discussion:**

- Homeowners present had nothing to bring up to the Board for discussion.

**Approval of minutes:**

- A motion was made by Mr. Lewis, seconded by Mr. Barnes and carried to approve the May 11, 2022 Board of Directors Draft Meeting Minutes as submitted by Stratford Management.

**Treasurer's Report:**

- Mr. Lewis provided a financial summary for June, July and August 2022 as follows
  - ✓ Income for June 2022: \$120.70; expenses for June: \$1,673.11.
  - ✓ Reserve Balance for June 2022: \$206,838.30.
  - ✓ Operating Account balance for June 2022: \$16,343.41
  
  - ✓ Income for July 2022: \$120.70; expenses for July: \$3,275.00.
  - ✓ Reserve Account balance for July 2022: \$207,159.92.
  - ✓ Operating Account balance for July 2022: \$16,464.11.
  
  - ✓ Income for August 2022: \$120.53; expenses for August: \$965.42.
  - ✓ Reserve Account balance for August: \$207,233.25.
  - ✓ Operating Account balance for August: \$12,370.32.
- ✓ Mr. Lewis noted that there is a CD that is scheduled to mature on September 30, 2022 in the amount of \$35,000 and will roll over to a new CD.

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- ✓ Mr. Lewis told the Board that he has received a response from the IRS regarding the petition for the Association to be granted a tax-exempt status. The IRS has rejected the application. Mr. Lewis has instructed the attorney to appeal their decision.
  - ✓ A motion was made by Mr. Lewis, seconded by Mr. Millikin and carried to accept the Treasurer's Report as submitted by Mr. Lewis.

## Committee Reports:

- Architectural Review: Mr. Barnes noted that presently there are no pending applications.
- Common Area Maintenance: Mr. Chisholm was not present at the September 14, 2022 Board of Directors Meeting
- Food Bank: No report.
- Neighborhood Watch: No report.
- Nominating & Election-Mike Millikin and Will Smith will serve on the 2022 Committee.
- Social: Nancy Cook has volunteered to serve as Chair for the Holiday Party, scheduled for December 8, 2022 at Grill on the Greens. Joe & Maryann Fields have volunteered to head the holiday monument decorating.

**Special Representative Updates:** No current report.

## Management Company Updates:

- As of August 31, 2022 there are no homeowners that are delinquent on their 2022 annual assessments.
- Through August 31, 2022, Stratford Management is in receipt of thirteen recorded deeds and payments of \$1,560 in sale of home income.
- Stratford Management is in receipt of a letter from Continental Self Storage providing a 30 day notice of a rental rate increase from \$43 per month to \$49 per month as of October 1, 2022. A motion was made by Mr. Barnes, seconded by Mr. Millikin and carried to approve the increase in storage facility rental.

## Unfinished Business:

- **2023 HOA Meeting Dates and Times:** Ms. Brown told the Board that meeting room reservation requests for 2023 were submitted to Green Valley Recreation on August 23, 2022. The meeting dates requested were for the second Wednesday of the month at 9:00 AM (should the ARC wish to meet before the Board Meeting). Room requested was at Madera Vista.

## New Business:

- **Appointment of Nominating & Election Committee:** This was addressed under Committee Reports.

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- **2023 Annual Meeting:** The 2023 Annual Meeting has been scheduled for January 25, 2023 at 4:00 PM. The Board requested that the meeting be held at Las Campanas. It was discussed that the HOA furnish pizza rather than a pot luck.
  - **Discussion Topics for Board Workshop:** A Zoom workshop to be scheduled for Friday, October 7<sup>th</sup> with topics to include:
    - ✓ 2023 operational/reserve budgets (to be approved at the October Board of Directors Meeting).
    - ✓ 2023 HOA Dues
    - ✓ Discuss 2023 transfer fees (if necessary, resolution to be adopted at October Board Meeting).
    - ✓ Discuss Reserve Study Financials.
  - **Mail Call:** There was no correspondence received from homeowners for Board review.

**Adjournment:** The meeting was adjourned at 10:21 AM.

- The next Board of Directors Meeting is scheduled for October 20, 2022 at 2:00 PM, by Zoom.

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