

# 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**

**October 20, 2022**

### **Zoom Meeting Platform**

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

**Excused:** None

**Homeowners:** None

**Call to Order:** The meeting was called to order at 2:00 PM.

#### **Homeowner Discussion:**

- There were no homeowner present at the October 20, 2022 Board of Directors Meeting.

#### **Approval of minutes:**

- A motion was made by Mr. Lewis, seconded by Mr. Millikin and carried to approve the September 14, 2022 Board of Directors Draft Meeting Minutes as submitted by Stratford Management.

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

- Mr. Lewis provided a financial summary for September 2022 as follows
  - ✓ Income for September 2022: \$.47; expenses for September: \$1,463.72
  - ✓ Reserve Balance for September 2022: \$208,172.06
  - ✓ Operating Account balance for September 2022: \$10,880.97
  - ✓ A motion was made by Mr. Barnes, seconded by Ms. Williams and carried to accept the Treasurer's Report as submitted by Mr. Lewis.

#### **Committee Reports:**

- Architectural Review: Mr. Barnes noted that there were no ARC submittals during the month of September. As of October 20, 2022 there have been 3 requests received and two have been approved. Mr. Barnes also made note than a homeowner had installed solar panels without committee approval as well as another homeowner who has planted eight trees without committee approval.
- Common Area Maintenance: Mr. Chisholm was not present at the October 20, 2022 Board of Directors Meeting
- Food Bank: No report.
- Neighborhood Watch: No report.

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- Nominating & Election-Mike Millikin and Will Smith will serve on the 2023 Committee.
  - Social: Nancy Cook has volunteered to serve as Chair for the Holiday Party, scheduled for December 8, 2022 at Grill on the Greens.
  - Welcome-CJ Rinehart has been very active meeting with forty-eight homeowners.

**Special Representative Updates:** Supervisor Steve Christy was guest speaker at the October GVCC Meeting There is a potential new employer (a lithium-ion battery manufacture) with 400-500 potential employees looking at a 250 acre parcel of land in Pima County. GVCC 2023 budget will be approved in November which will reflect the membership dues to remain the same as 2022. A new subdivision with 337 homes is scheduled to be built at the south end of Camino Del Sol.

## Management Company Updates:

- As of August 31, 2022 there are no homeowners that are delinquent on their 2022 annual assessments.
- Through September 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 two rental information forms from homeowner of Lot 94 for rental for (1) November 14, 2022-January 1 2023 and (2) January 2, 2023-February 28, 2023.
- GVR has approved 2023 meeting rooms for January 11<sup>th</sup>, February 8<sup>th</sup> and April 12<sup>th</sup> at Los Campanas Facility (Acacia Room) from 9:00 AM-11:00 AM. The March 2023 Meeting will be conducted by Zoom. In addition workshops have been approved from January 13<sup>th</sup>, February 10<sup>th</sup>, March 10<sup>th</sup> and April 14<sup>th</sup> in the Acacia Room from 9:30 AM to 10:30 AM and the 2023 Annual Meeting has been reserved for the Ocotillo Room for January 25<sup>th</sup> from 4:00 PM to 7:00 PM.

## Unfinished Business:

- **2023 Budget:** A motion was made by Mr. Barnes, seconded by Mike Millikin and unanimously carried to adopt the 2023 Draft Budget as submitted by Board Treasurer, Mike Lewis. It was noted that there will not be an increase in the annual assessments.
- **2023 Board Elections:** President, Ms. Williams noted that there will be three openings on the ballot. It was decided that the ballots will be mail in as well as accepted at the Annual Meeting. Request for Self-Nomination will be sent to the membership by email by November 11, 2022.
- **HOA Transfer Fees:** The \$120 per sale of home, payable to the Association will remain the same
- **Annual Meeting Update:** The Association will be providing pizza for the Annual Meeting instead of a potluck.

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## **New Business:**

- **Mail Call:** There was no correspondence received from homeowners for Board review.

**Adjournment:** The meeting was adjourned at 3:09 PM.

- The next Board of Directors Meeting is scheduled for November 9, 2022 at 9:30 AM 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