

Portillo Ridge Homeowners' Association

P.O. Box 37020, Tucson, AZ 85704

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

HOA Board Meeting

January 11 2023

Las Campanas-Acacia Room, Green Valley, AZ

Present: Nancy Williams, Glen Barnes, Steve Cripps and Mike Millikin

Excused: None

Homeowners: Two (2)

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

Homeowner Discussion:

- Homeowners present at the January 11, 2023 Board of Directors Meeting had no comments.

Approval of minutes:

- A motion was made by Mr. Millikin, seconded by Mr. Barnes and carried to approve the December 14, 2023 Board of Directors Draft Meeting Minutes as submitted by Stratford Management.

Treasurer's Report:

- The December 2022 Financials were not available for the January 11, 2023 Board of Directors Meeting.
- Mr. Lewis, former Treasurer told the Board that invest in a new CD (\$22,000) for two years and the current rate is approximately 4.5%. A motion was made by Ms. Williams, seconded by Mr. Millikin and carried to accept the recommendation from Mr. Lewis. The attorney who has been working on Portillo Ridge's 501C3 Classification has been provided with the contact information for the new Board Treasurer, Steve Cripps.

Committee Reports:

- Architectural Review: Mr. Barnes noted that there have been nineteen submittals for 2022, all have been approved.
- Common Area Maintenance: A proposal for two applications for weed spraying of the detention basin by Weedbusters at a cost of \$390 per application was reviewed. A motion was made by Ms. Williams, seconded by Mr. Millikin and carried to accept the proposal from Weedbusters.
- Food Bank: No report.

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- Neighborhood Watch: No report.
 - Nominating & Election-Mike Millikin and Will Smith will be counting the ballots that are received at the Annual Meeting.
 - Social: Christmas decorations at the monuments were removed on January 9, 2023.

Special Representative Updates: Mr. Barnes had no report.

Management Company Updates:

- Through December 2022 Stratford Management is in receipt of sixteen recorded deeds and payments of \$1,920 in sale of home income.
- Year End Mailing report was sent to the membership by Constant Contact.

Unfinished Business:

- **Annual Meeting Update:** Discussion ensued regarding the hosted “light meal” for the Annual Meeting.
- **Prepaid Legal Agreement:** A motion was made by Mr. Barnes, seconded by Mr. Millikin and carried to approve the \$600 invoice from Goldschmidt/Shupe.

New Business:

- **HOA Board Workshops:** Workshops have been scheduled from January-April and will be utilized as needed.
- **2023 Code of Conduct:** The new Board will be signing the 2023 Code of Conduct at the February 2023 Board of Directors Meeting.

Adjournment: The meeting was adjourned at 10:33 AM.

- The next Board of Directors Meeting is scheduled for February 8 2023 at 9:30 AM. The meeting is scheduled to be held 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