

Portillo Ridge Homeowners' Association

P.O. 37020, Tucson, AZ 85704

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

2023 Annual Meeting Minutes

January 25, 2023

Las Campanas GVR-Ocotillo Room

Call to Order: The 2023 Annual Meeting of the Membership was called to order at 4:30 PM upon verification that the quorum required was met. There were 63 memberships represented by absentee ballots or in person.

Call for Board of Director Ballots: Board President, Nancy Williams called for any additional Board of Director ballots.

President's Report-Nancy Williams:

- Thank you to Mike Millikin and Mike Lewis for serving on the Board.
- Steve Cripps was appointed to the Board in December 2022 and is serving as Treasurer. We have annual meetings because we are required to by law, and as homeowners you are welcome to any board meeting or workshop. We announce our meetings in advance so you can make plans to join us anytime. The 2023 HOA Meeting schedule is posted on the Portillo Ridge website.

Presentation of Minutes: A motion was made, seconded and carried to approve the January 2022 Draft Annual Meeting Minutes.

Treasurer's Report: Mike Lewis, Treasurer, noted that the December 2022 year end financials were not available at the time of the annual meeting, however provided a summary as follows:

- Total Income for 2022 : \$ 26,299.00
- Total Expenses for 2022: \$ 24,294.00
- Reserve Account Balance December 31, 2022: \$209,189.03
- Total Assets as of December 31, 2022: \$215,968.67

Committee Reports:

- **Architectural Review:** -Glen Barnes: Nineteen requests were submitted and reviewed during 2022. All nineteen requests were approved. There were two instances of work being performed without ARC involvement. The breakdown of the requests is as follows:
 - ✓ Exterior house painting: 8
 - ✓ Ironwork (gates, security doors/enclosures, wall, etc.): 3
 - ✓ "Eyebrows": 2
 - ✓ Walls (news, extended or raised): 2
 - ✓ Shade structures: 1
 - ✓ Solar panels: 1
 - ✓ HVAC: 1
 - ✓ Swimming Pools: 1
 - ✓ Tree Planting: 1
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The email approval process, adopted in 2020 due to COVID, is likely to continue as default although some face-to-face are possible. Turn around is more timely (generally 2-4 days) than with face-to-face meetings.

- **Common Area Maintenance**-Jim Chisholm: Preemergent and weed spraying by Weed Busters for 2022 was completed in January and July as contracted. Due to the continuing excellent service by Weed Busters, the Board of Directors approved their estimated contract for 2023 which was the same price as 2022. They accomplished their January application for 2023 on January 6. We contracted with Valscape & Maintenance again in 2022 to clean up the landscaping of our North and South Monument areas, accomplish some regular landscape maintenance in several of our common areas and fix several problems in the Common Areas north of lot #143. Their problem, like most businesses right now, is that they are short staffed and they are doing what they can with the personnel they have. They did a good job with the work they accomplished per the contract. We will start negotiations with Valscape for 2023 projects in February. The erosion concern identified in the Common Area behind Lot #46 was looked at by the same company that repaired the area 15 years ago. They stated that the problem is the flow needs to be redirected in the wash back to the center of the wash. Like Valscape, they are very short staffed. It was reported that the water was flowing properly over the entire wall during the last storm. I will continue to monitor this area.
 - **Food Bank**-Sandy Churchill: The GV Food Bank is open 3 days each week: Tuesday 9 AM to 3 PM and Wednesday and Friday from 9 AM to Noon. They accept donations through the gate at the back door; ring the bell for service. All donations to the GV Community Food Bank stay in Green Valley. Your donations allow only our local zip code residents to have a second visit each month. The GV Community Food Bank served 700 families in November 2022 and 520 families in December 2022. Volunteers sort your donations. The clients can again come inside now and shop the shelves for their food needs with a volunteer. Our HOA 2022 Food Drives provided a total of 981 pounds of food and \$1,725 in checks and gift cards. This 2023 year, I again plan on Portillo Ridge having our Spring, Fall and Christmas Party Food Drives. A flyer will be emailed out as the date nears with details and needed items listed. If you pay Arizona State Tax, the Arizona Charitable Tax Credit allows a dollar for dollar state tax credit up to \$00 for married and \$400 for single. You do not need to itemize. Thank you to the committee: Deanna Brooks, Bill & Aleta Edwards, Chris Garrick, Anne Morrison, Dan & Delight Sullivan and Mack Summers. Your local GV Food Bank is a great asset to this community. Give me a call if you need a food pick up or would like a tour of the Food Bank.
 - **Neighborhood Watch**-The Neighborhood Watch is a very important program. If something does not feel right, call 911. Volunteers are needed for block captains and alternates.
 - **Nominating & Elections**-Mike Millikin: Mike Millikin and Will Smith served on the committee. There was a total of 62 ballots received. Nancy Williams and Cheri Golden were both on the ballot for the two open positions on the Board.
 - **Social**- Mike Millikin: The Social Committee consists of the following: Newsletter-Lynn Chisholm; Welcoming-CJ Rhinehart; Christmas Party-Nancy Cook; Concern & Caring-Mike Millikin (will need a volunteer for 2023); Fourth of July-Steve & Lois Wilhelm;
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Christmas Decorations-Joe & Marianne Fields and Nomination & Elections-Wil Smith and Mike Millikin. Thank you to all Chairs for volunteering.

Special Representative Updates-Glen Barnes:

- The Green Valley Council is an association of Green Valley HOAs to represent a single voice to Pima County,

Nomination & Election Committee -Election Results:

- Will Smith and I, Mike Millikin, certified and tabulated all 62 ballots.
- Nancy Williams and Cheri Golden were elected to serve on the Board of Directors.

Open Discussion

- How do you submit a request for an ARC?
- Are there any reports from the Border Patrol regarding illegal crossings.
- The Green Valley Fire Department will replace smoke alarms at a cost of \$20 per unit.
- Thank you to the Board for negotiating a new contract with Waste Management.
- Who is responsible for road maintenance?
- Any chance to have speed detection on Camino Del Portillo?

Adjournment: The meeting was adjourned at 5:17 PM.

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