

Portillo Ridge Homeowners' Association

2024 Annual Meeting Agenda

Thursday, January 25th - 4:00 PM at the Las Campanas Ocotillo Room

(Doors open at 4:00 PM ~ Sandwiches served)

1. Call to Order – The President called the meeting to order at 4:50 pm. Annual meeting minutes were presented and approved.
2. Call for 2024 Board of Directors Mail Ballots to be Counted
 - Nomination and Election Committee Instructed to Certify and Tabulate. The noted there were 47 votes, 4 write in votes.
3. President's Report – The President talked about involvement and noted volunteers are needed. The Board has new management, and things are not looking the same. Marge Garneau, Manager, was introduced.
4. Presentation of the Financials and Budget. Operating Income is \$26,000; expenses are a little higher by about \$3,000. Reserve \$7600 interest earned on CD accounts. There is \$216,000 in reserve accounts for repairs.
5. Standing Committee Reports
 - Architectural Review by Glen Barnes. Glen presented committee members' names. He noted that the Chair has to be a board member.
 - There were 28 requests; 21 approved as submitted, some with revisions and one didn't need approval. Most common is house painting 10; masonry walls 3; ironwork 2; eyebrows 2 and landscaping/trees 2.
 - Social – Nancy Cook. Nancy noted this is her last year as social chair. She thanked her committee and helpers for all their time put into the socials.
 - Nancy thanked people who were involved with the holiday party. Had over 60 people attending. Food was good. There was no coffee after dinner, Nancy noted this needs to be corrected. 4th of July – Madera Vista. Had 35-40 people there. Potluck. Cards and Games; Oct, Nov, and Dec held the first Monday at Madera. Participation low. First had 12. Next 2 lower and then 7. Annual Meeting: There is a questionnaire on the table, please fill it out so we get some feedback on the events. There is a section for your comments and for you to note if you are willing to help. She thanked her volunteers who helped her out.
 - Food Bank – Sandy Churchill. This is cond 2 times a year and the volunteers use their personal cars. We had a record last year with \$3935; 1,246 lbs. of food. She noted that when we turned this in it was matched by someone.

- Common Area Maintenance Jim Chisholm not available.
- Neighborhood Watch – Will Smith is working with SAV Lee Mayes and would like to visit with the HOA especially on the scam alerts. 911 is not just emergencies only. Call when you see something. Smoke detectors with fire dept. \$20 will change batteries and will change the smoke detector. He noted we need more block captains. Phone Books. Some neighbors haven't gotten the GV phone book. If there is a problem, let him know. Fire department rattlesnakes. Fire Department will install a lock box with a spare key outside – they are the only people who have the key, so the door doesn't have to be broken down. Tuesday is garbage day and Waste Management was late coming.
- Green Valley Council – Glen Barnes reported on the GVC. Set up so the standing committees within the council mirror the county government departments. Green Valley is unincorporated. There was a forum on water he attended. Today was dark skies forum. Working on the regulations for dark skies. We are in the most restrictive part of Pima county. We are in the 25-mile area and can have holiday lights.
- Firewise Report – Joe Fields make a report. It is sponsored by the national fire prevention association and is accepted nationally. Purpose is to create fire resistant communities. We are the 126th community. We will get signs once we have been certified. Brochures are available. We are working with the mine to create a 50' barrier. Removal of ground vegetation and prune. Defensible space is 30'; 100' is survivable area. There are grants and we are exploring this. Trying to get \$50,000 to help clean up the area. Helpers are needed so please let Joe know if you can get involved.

6. New Business

- Nomination and Election Committee to Report Election results
Gordon was elected to the Board. There were 2 write-ins that need to be contacted to see if they are willing to do it.
- Tim Gronseth put in a complaint about his neighbor. No one was there. What is the position of a vacant house.

7. Open Discussion

- General Information for the Good of the Order — A time to share thanks, illnesses, congratulations, etc. with the community
- Jo Fisher noted that trees are always a problem for everyone as they start to grow. There is an 18' rule. Then let them grow and people can file a complaint form if they have a problem. Once the letter is filed through the ACC. Where does it go? It was noted it goes to the Board. If asked, the hoa must disclose the name or withdraw the complaint. Glen complaint driven system, no one checks the height of the trees.
- Garbage service does a good job.

8. Adjournment

- Next HOA BOD Meeting ~ February 14th 9:30 am at Las Campanas.

9. Meeting was adjourned 6:10 pm.