

Portillo Ridge Homeowners' Association
Board of Directors Meeting Minutes
Saturday, November 9, 2024 – 9:30 am – Madera Vista

1. Call to Order, establish a quorum – President Blackburn called the meeting or order at 9:30am. There was a quorum with three board members in attendance. There were 9 visitors.
2. Agenda Approval or changes – President Blackburn asked for any changes to the agenda. Steve moved to accept. Doug seconded. Unanimous.
3. Approval of Minutes
 - October 2024 draft was sent out to the members with the agenda. Kevin thanked Jim and others for helping him out get started. Steve moved to accept. Doug seconded. Unanimous.
4. Acceptance of Treasurer's Report – Steve Cripps
 - October Financials – Steve noted that there is not much change. \$218,000 and \$7,500 in mutual fund accounts. Operating expenses were about \$1000 last month have \$5700 in operations. Kevin moved to accept; Doug seconded. Unanimous
 - Budget 2025 Steve brought a new budget sheet. He noted he had contacted the insurance agent. Steve will see about extending the coverage until we decide but we may have to pay it in full. He noted there is no increase in the dues. The 2025 fees and budget approval was made by Kevin. Doug seconded.
5. Committee Reports
 - Architectural Review –Glen --- 1 plus Kirchner's applications. No pergola, driveway painting, cabinetry in rear yard and painting of trim out front and courtyard wall painted. No submission on this painting. All the work was done by her without approval, and she has not complied. Glen will continue to work with her to get the approvals done.
 - Common Area Maintenance – Jim Chisholm noted they are working on the common areas. He is not sure they will finish in 2024.
 - Firewise – Mike Millikin – Mike noted that Joe Fields is in an all-day training session to become a Firewise inspector. We provided a written report for 2024, but the grant request was denied. We received a new NFPA certification and are listed as approved. Certificates can be provided to use on your homeowner's insurance. He noted that they put signs on the monuments. There was some concern about these being on the monuments and members present asked if they can be put on a stake. Mike will talk with the committee about moving the signs.
 - Food Drive – Sandy Churchill – Not here. Report in the RidgeRunner.
 - GVC – Glen Barnes – He reported that he went to the October meeting. Relatively uneventful meeting. Normal things. Steve Christy spoke. Police were there, no one from the Fire Department.

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Kevin reported about the development south of the hospital – 442 home sites in 1st block, over 1200 new homes proposed by the I19 rest stop. Nonage restricted homes. No information on shopping, etc. There will be added traffic.

- Neighborhood Watch - Will Smith no report
- Social – Nancy Cook not
- Address Book – Kevin Blackburn
 - Set up – Reverting to the 8 ½ by 11 sheets was discussed. It was decided it could be emailed out and delivered to those who do not use email. The format needs to be updated. Glen will work with them to come up with a format and report back to the board.

6. Management Company Updates

- Review inspection progress. Kevin has done a lot of research. He has an idea to expedite a more automated thing. It can be entered into a calendar with complaints, tickler for notes and completion. Follows timeline in CCR. Auto message. Send another letter and another form. Then send someone in to clean it up. Complaints have not been handled. We are attempting to get back on track. Use the time frame. Automated processes would be fantastic. There are calendar software programs we can use. If we use the software program it will start the timeline. PayHOA was discussed. Kevin wants to have more information on PayHOA. Steve noted it is only \$1560 a year.

7. Unfinished Business

- It was discussed to have a board workshop for these issues. It was decided to have a work session 9 to 10 am then start the meeting at 10.

8. New Business

- GVC Roundtable update – Kevin Blackburn - Kevin noted they talked about homes in process of being built. They had information on their forums. Talked about lawsuits from Homeowners because of discrimination. Reserves for legal expenses? The last meeting dark sky laws in 2011. Property owned by county is from the street to sidewalk – vegetation or shrubs in this area, roots heave sidewalk, if over 1” and trip hazard Pima county has a form to submit for this. GVC and supporting the vendors list they no longer support since they could not vet them. HOA forum coming out after the first of the year.

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- Attorney meeting – Kevin the board gets one meeting a year with attorney. Kevin will talk to him and set it up before the end of the year.
 - HOA complaint form enforcement – looking at automated program.
 - Next HOA BOD Meeting ~ to be discussed. Board here at 9 for workshop and start the meeting at 10.
9. Member Comments – Millikin requested the board contact the sheriff's department about the speeding on Portillo. It was noted that if your garbage can lid not all the way down, they charge an extra \$5 a month. They give you a picture of the lid.
10. Adjournment – Kevin moved to adjourn at 11:40 am. Doug seconded. Unanimous.

Respectfully submitted,

Doug McGregor
Board Secretary

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