

Portillo Ridge Homeowners' Association
Board of Directors Meeting Minutes
Saturday, December 14, 2024 – 10:00 am – Madera Vista

1. **Call to Order, establish a quorum** – Kevin Blackburn- all board members in attendance plus 10 members.
2. **Agenda Approval or changes** – Kevin Blackburn asked to add PayHOA to the agenda. The board approved.
3. **Approval of Minutes**
 - November 2024 – Tim suggested the draft be added to the agenda when you send out to the HOA members. Steve Cripps moved to only have the original on the website and send the draft from the last meeting out with the agenda, Kevin Blackburn seconded. Unanimous
4. **Acceptance of Treasurer's Report – Steve Cripps**
 - November Financials – Treasurer Cripps noted that there was \$8-9000 interest earned and \$1200 in checking account. There is positive cash flow this year. Insurance quote was \$3000, he noted he was not able to get a better quote – he applied with Farmers Insurance, and they haven't gotten back to us. Nancy Cook moved to pay the insurance bill. Kevin Blackburn seconded. Unanimous
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5. **Committee Reports**
 - **Architectural Review –Glenn Barnes**

Since the last meeting the committee has been given 2 ARC requests, one approved one being discussed. During the month there was a request to install a home emergency generator. The committee required it to be set to automatic for the self-check to run during daytime hours – it was approved.
 - **Common Area Maintenance – Jim Chisholm**

It was noted that Valscape has completed the second area cleanup. Valscape will send us an estimate for next year. This will be presented to the board. Jim noted that Weedbusters weed control sprays in January and July and costs about \$7000. We do have this in the budget. The Board agreed to continue with Weedbusters for 2025.
 - **Firewise – Mike Millikin**

Mike reported that State Farm does not give a Firewise reduction. He noted that work continues on commons areas to reduce wildfire. Joe Fields is now a certified Firewise community assessor. The committee will meet with Freeport McMahan in January. A member asked why the signs were put on the beautiful monuments and why not put them on a road sign. Joe will look into this and have the signs moved to a road sign.
 - **Food Drive – Sandy Churchill**

Nancy Cook reported Sandy is not available but noted that the food drive was successful.

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- **GVC – Glen Barnes**
Glen was ill before the last meeting, so he did not go last month.
- **Neighborhood Watch - Will Smith**
Will reported on the Sahuarita high school shutdowns, seems to be not as safe as it used to be. If you see something, say something. At the last meeting Mike asked for a letter to the sheriff about speeding on Portillo, Kevin noted this was sent. GVC got a grant from the foundation to purchase 4 portable signs, available to use by a HOA but only if you own your own roads. Not Pima County roads.
- **Social – Nancy Cook**
Nancy noted that so far activities have gone well. Dessert extravaganza is being planned. There were 73 at the canoa holiday party. Nancy stated she is resigning for health reasons, she hopes someone considers stepping up and taking her spot on the board.
- **Address Book – Kevin Blackburn –**
Kevin noted that the information will be available on PayHOA so the book is on hold for now.

6. Management Company Updates

- Review inspection progress. Marge noted that this seems to take forever from the first notice through the entire process. Even weed control takes a month to get done in some cases. The board will review the policy.

7. Unfinished Business

8. New Business

- PayHOA – Board has reviewed the PayHOA program and decided it would be a good thing to do. Treasurer Cripps moved to take the 30-day free trial and if we like it, we buy it. Krisan added we should do a 6-month trial. Steve agreed. Kevin Blackburn seconded the amended motion. Unanimous

9. Member Comments

- Will noted that there are holes in some of the roads. There is an app through Pima County you can fill out and they come fix them. Also GVC has a link on their website.
- Tim thanked Marge for the clean up on 115 and 116, found a packrat nest below the fallen tree.
- Don Curtis asked about trees blocking his view of elephant head. The previous Board reviewed the view issue with the attorney and were told there is no legal right to a view. The CCRs do not discuss tree height. Deeds do not contain a right to view. The rules and the CCRs have been inconsistent

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- for many years, board problem since the inconsistency is between the CCRs and rules. Nancy moved we put the tree height of 18 feet in the CCRs. No second. Kevin noted that it is under consideration and the Board is working with the attorney on how to handle it. He thanked Don for coming.
- CJ noted there is a lack of rules. Some members are parking in driveways. She was told the Board is looking at the rules for parking and will update them.
 - What is the difference between a guest and owner. Define guest. There is no guest parking time limit. The board is working on this.
 - The lamp posts on some houses are over the 40-watt limit. It was decided to send out an email the 4 lots in violation.

10. Adjournment

Krisan moved to adjourn the meeting at 12:20pm. Motion seconded by Steve. Unanimous.

Respectfully submitted,

Marge Garneau, Manager
Dream Catcher Management LLC