

Portillo Ridge Homeowners' Association  
2025 Annual Meeting Minutes  
February 1, 2025  
Las Campanas

**Guest Speaker** - David McAllister Romo, Executive Director of GVC

President Balckburn introduced David McAllister Romo. Mr. Romo explained the Road Vote issue and answered questions by the members present.

1. Call to Order
  - President Blackburn called the meeting to order at 4:00 pm. He noted all Board members were in attendance and there were 32 households represented. A quorum was met.
2. Call for 2025 Board of Directors Mail Ballots to be Counted
  - Nomination and Election Committee noted that there were 58 votes for Steve Cripps and one write in.
3. President's Report – Kevin Blackburn
  - President Blackburn thanked all the volunteers, naming them individually. He thanked the manager, Marge Garneau, for her work.
  - He discussed the changes on the Board and the committees and noted there is a need for new committee chairs.
  - The Board is looking in the rules and regulations on weeds, tree heights, etc. This is an ongoing issue and will hopefully be resolved in 2025.
  - He noted that the Board is online with PayHOA and has decided to move in this direction for the next 6 months, then will reevaluate the decision.
  - Parking in the subdivision is a problem. There needs to be more defined definitions of “guest” and how long people can park in driveways and on the streets. The board will be working on this in 2025.
4. Presentation of Financials and Budget – Treasurer Cripps
  - Treasurer Cripps noted that we came in under budget and things look good in the financials. He said we finished the year with \$506 in the checking and \$218,000 in the CDs. The Mutual Fund paid for the landscaping maintenance bill of \$3200. We earned around

\$9,000 in interest this year. He noted that we will pay the taxes on these earnings from the reserves.

## 5. Standing Committee Reports

- Architectural Review
  - Glen Barnes noted there were 24 approved requests with one on a conditional at this time.
  - He remained as chair of the committee until Krisan can get up to speed then will turn the committee over to her.
- Social
  - Nancy Cook reported that she will be leaving the board after this meeting due to health issues. She thanked CJ for her help. She reported that the water color and pencil class had 25; Carts and games had 7; and the July potluck was well attended. Only had 3 at the desert extravaganza.
  - The Holiday party had a surprise Elvis! We need to be sure to tell the restaurant we need regular silverware as plastic knives don't cut prime rib well. She will help the replacement chairperson if needed.
- Food Bank
  - No report
- Common Area Maintenance
  - Jim noted he is not leaving, just stepping back. He reported that the weeds were sprayed by Weedbusters in January and will be again in July. An estimate for these services was provided to the Board, no change.
  - Valscape cleans around the monument and other areas. They pulled out 6,000 lbs of "stuff" this year.
- Neighborhood Watch
  - Will reported on lock boxes/ smoke detector battery changes and fire extinguishers in the homes. He noted CJ tell new owners about the services provided by the fire department. There is also an "Envelope of Life" that you can put on the refrigerator.
- Firewise Report
  - Joe reported that it is dry and we have not had rain so the ground is dry. We need to clean out common areas, adjoining the mine property. The committee is Tim, Mike, Jim, Glen, Joe and Jim Richardson. We are currently applying for a grant to help with clean up and working with the mine for a 10 foot barrier.

## 6. New Business

- 2025 HOA Meeting Schedule – GVR changed when HOAs can use the rooms, so the meeting were moved to Saturday morning

## 7. Open Discussion

- Member Comments about parking, member roster, solicitors, view lots, and no right to a view.

8. Adjournment – It was moved to adjourn at 5:45 pm. Motion passed.  
Meeting adjourned.

- Next HOA BOD Meeting March 8, 2025 at 9:30 am