

Portillo Ridge HOA  
**Board of Directors Meeting Minutes**  
Saturday, January 10, 2026–11:00 AM Madera Vista

**Call to Order, Quorum Establishment**

The meeting was called to order by Pres. Gronseth at 11AM. There was full attendance by board members.

**Agenda review and approval**

**Approval of Minutes**

The emailed draft minutes of the Dec. 13, 2025, meeting were reviewed and corrected by board members prior to the meeting. The corrected draft was approved.

**Treasurer’s Report**

Treasurer Cook presented a revised budget for 2026 due to increased insurance costs from \$1700 to \$3800. Although there was no call for member comment at this time, a number of questions were posed. President Gronseth explained that this change came about due to a lapse in our liability insurance from that occurred from February 2022 to November 2023. Since a five consecutive year loss/claim history is required by insurers and many insurers are dropping HOA coverage altogether, it was quite difficult to find insurance. Similar coverage in 2024 had an actual cost of \$3230 so the current charge of \$3800 is not that unreasonable all things considered.

**Management Company Report**

Manager Garneau presented the following bills for approval.

Philadelphia Insurance Co.	\$3714.00
Management fees	1016.55
Website, annual	356.12
Attorney annual retainer	900.00

It was moved, seconded, and unanimously approved to pay these invoices. President Gronseth had questions regarding a Valscape charge of \$1200. He asked Marge to check on the status of this and report in Feb.—whether part of a previous bill for work along Novilunio or a new charge.

**Old Business**

Nancy Cook reported that a company called Lazy Creations produced the name tags that are provided to new residents. When CJ Rhinehart and she have collected a reasonable sized number to order after welcoming the new residents, they place an order. Marge was asked to check on the replacement price and will report back to the board who will determine whether a mechanism for ordering and cost for ordering will be established.

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Tim reviewed plans for the annual meeting at Las Campanas.

Doors will open at 3:30 PM. Nancy Cook and CJ Rhinehart will assist Wil Smith with the ballot collection and tabulation.

Speaker will begin at 4:00 with a light supper following. It is a BYOB.

Business meeting, with election results, including approval of Minutes, President's and Treasurer's reports, and year's highlights will follow.

**New Business**

The board meeting scheduled for February 14<sup>th</sup> was tentatively postponed to February 28<sup>th</sup> due to the known inability to establish a quorum depending on Marge's ability to secure a meeting place from GVR.

The advisability for the necessity of having signed liability forms for HOA volunteer workers was brought up. It was hoped that this question could be answered by the attorney at the GVC meeting if brought up by our representative.

**Member Comments**

Donald Curtis and Dennis Swartz brought up tree height as an issue they would like to be re-visited. Director O'Rourke said there has been further discussion of that issue with no consensus of the committee. VP Hill said that she also would like to see consideration of returning to the former standard but omitting any reference to viewsheds which she knows cannot be a consideration. Other audience members stated that they paid more for their view-lots at the time of purchase but experience a decrease in their property valuations.

The worsening condition of our roads was brought up. It is hoped that GVC could be of assistance to us in getting greater county support for re-surfacing.

Respectfully submitted,

Marianne Fields, Secretary