

Portal III Quarterly HOA Meeting Minutes – January 21, 2023

The meeting was called to order by Darwin Huber

Other HOA Board Members present were – Dave Johnson, Debby Doyle, Jeff Stringham and Caroline Yost.

Welcome and Introductions:

The Board of Directors were introduced and the residents also introduced themselves.

There were 20 Property Owners in attendance.

An Agenda packet was given to all in attendance.

Packet included:

- Agenda for meeting
- December 31, 2022, Financial report prepared by Dave Johnson
- HOA Road/Culvert Maintenance Status
- Waterway & Erosion Area Map of Portal III
- Property CC&R Violations
- Architectural Approvals for 2022

Secretary's Report

Debby Doyle presented the October 8th, 2022, HOA Meeting Minutes, which were approved by the Board.

Treasurer's Report

Dues have been collected for 101 out of the 198 lots. We have spent \$945 on Snowplowing so far with an estimate another \$1200 or so, for plowing thus far.

Old Business

HOA Road/Culvert Maintenance – The Annual Road Ditch cleaning was completed in September 2022.

Water Pipe Repairs estimate for Portal III is \$5 million. PSWID is currently over budget. Portal III was supposed to first, but now Portals I/II will be started before Portal III.

PSWID should coordinate with other utilities such as electrical when digging up streets.

The HOA pays to have private roads Crack sealed every 2 years, and the Board is considering when to do this considering the delayed PSWID water pipe work.

If you currently have a water meter and pay for service on an empty lot, you should be able to continue with water service if you build. But, if your service has been turned off for a year or more, or you do not have a meter, you would not be able to get water service under the current water moratorium.

Water Flow and Erosion plans - A map showing the natural waterflow and major erosion areas within our Portal was included in the meeting handouts. Your Board is considering adding additional culverts on Arroyo West and Pinecone. While cleaning our ditches Armstrong Landscaping found a covered-up pipe on Naco and cleaned it out – it is hopeful this action will help the erosion issue there, without the need for an additional culvert.

If your neighbor's water flow is an causing issue with your property, please work with them.

Property CC&R Violations - Open Property CCR Violations are listed and included in the packet. We have been lenient during the past two years because of the Pandemic. But we need to get stricter on the delinquent open violation items. A discussion was centered around enforcing fines for Violations that are not being addressed by the respective Property Owner.

If your lot number has an open Violation, please contact the Board on when the issue will be resolved – to avoid potential fines. The ones highlighted as Prolonged require prompt action.

Please inspect your property for Mistletoe since this is invasive to our trees.

Trailers on properties continue to be an issue. Please notify the HOA board to get prior approval if you need to have a trailer on your property for a short period of time.

Architectural Committee

Projects Approved listing was included in handout packet. Please let the Board know when your approved work is completed. Again, those highlighted as Prolonged require prompt action.

Please remember to fill out an Architectural Approval form when you are planning to do work OUTSIDE your home. This includes deck repair, painting, roof repair, landscaping changes etc. The Architectural Committee will approve by email, a very quick process in most cases.

Security Report

Chuck Casey reported on his security checks and that he also looks for water leaks. Chuck mentioned some properties had wood rats, mice and suggested using spring traps to control them. If you need to contact him, his phone number is: 928-951-5524

Environmental/Firewise

Mistletoe and Bark Beetles – We need your help in looking around your property and taking care of either of these infestations. Also, if you notice Mistletoe or Bark Beetles within our Portal, please contact a Board member.

Snow and Street Debris Removal Committee

Barbara Huber needs input on the location and amount of snow accumulation, as she is coordinating HOA plowing with the County. She wants to know where plowing is needed and when roads have been plowed. She reported there have been issues with shortage of snowplow equipment and staff. Also when the roads are plowed, additional snowfall may cover the roads already plowed. Contact Barbara with updates and questions by texting 623-910-0886.

If you are home or need access to your driveway, put orange, 27" Traffic Cones on either side. Keep roads clear of parked cars and please inform all family/friends/guests of our HOA rules.

There was discussion of prior damage to a concrete berm on Lot 178, which will be discussed offline from the HOA meeting.

New Business

We will continue our property evaluations in March 2023. This will include structures, landscape, and diseased trees.

Please keep your property in good condition to avoid a potential violation.

Tract C Status: Mike Iannitti gave an update to the hearing that was held on November 2nd. They are seeking an appeal to the judge's decision.

Homeowner from Lot 185 attended the meeting to let HOA board and homeowners know her home was NOT in foreclosure. It is for sale, and she is moving.

It was requested to add Barbara Huber's phone number to the HOA Website.

Trash cans and Blue Tarps are still an issue around the Portal. Please replace blue tarps with a more natural color, such as a brown, and bring in your trash can soon after pickup.

The Board voted to donate \$50 to the PS Fire Fighter's Association for meeting room use.

Comments from the Board:

Trailers are not allowed to be parked on your property, except for short term when you are moving items, etc. Please let the HOA know you will be using your trailer and the dates it will be parked in your driveway.

Same for motor homes, if you are having guests or loading up your motor home for a trip, just email the HOA and let them know a motor home will be parked for a short time.

Our number one complaint in the Portal is dogs. We have many complaints about dogs barking, not on a leash and owners not picking up after their dogs. Gila County does have a leash law, so please keep your dogs on a leash. Please remember to pick up after your dogs.

Portal II Public Trailhead Proposal - Open Membership comments

There was a lot of discussion concerning the Proposed Juniper Public Trailhead. Several Freedom of Information Acts has been requested from concerned Parties. Also, a required National Environmental Protection Agency study has been requested.

The County declined our road abandonment filing for Manzanita (a portion of Hilltop) and Trails End Stub.

During the meeting a discussion centered around purchasing these roads, which would require a two-thirds majority approval of the 198 lots in Portal III.

Rose Law Firm has been assisting with Trailhead issues. We have currently spent \$5000. We need a road map of our plans and needed requirement to continue funding their assistance.

Meeting was adjourned.

Next Meeting

Saturday, March 11th at 10 AM PSFD Training Room

Portal III HOA Meeting Agenda – January 21, 2023

Call to Order

- Welcome and Introductions

Secretary's Report

- Approval of October 8, 2022 HOA Meeting Minutes

Treasurer's Report

- December 31, 2022 Financials – Handout
- 2023 HOA Fee Collection Status

Existing Business

- HOA Road/Culvert Maintenance - Handout
- Property CC&R Violations – Handout - Some Prolonged
- No Outdoor Fires, Short-Term Rentals, Trailers
- Update on proposed Public Juniper Loop trailhead
- PSWID Water Pipe Replacement
- Tract C Status

Architectural Committee Report

- Projects Approved – Handout

Security Report

- General Synopsis

Environmental/Firewise

- Mistletoe & Bark Beetles

Snow and Street Debris Removal Committee

- Snowplow Events and Update

New Business

- Welcome Committee
- HOA Website
- Property Evaluation - March 2023
- Property Signage Limitations – separate email
- Trash Cans, Blue Tarps, Dog Waste Pickup, Prolonged Construction Projects & Trash
- Donate \$50 to PS Fire Fighters Association for Meeting Room Use

Membership Comments

- Open Discussion

Closing Remarks

- Dogs & Noise
- Speeding & Vehicle Decals
- Outdoor Lighting
- Feeding Deer & Elk
- Volunteers – Help with HOA Matters

Next Meeting

- Saturday March 11th at 10AM – PSFD Training Room

Portal Pine Creek Canyon Unit 3 HOA

12/31/2022

Net Balance

Assets:

Chase checking account	44,159.51		
Chase High Yield Savings	30,697.33		
Chase CD's	122,429.28	11 month	monthly @ 0.2% matures 0.05% - 1/17/2023
Total Chase	<u>197,286.12</u>	9 month	matures 0.05% -2/17/2023
		9 month	matures 0.05% -8/27/2023

Liabilites:

Less: construction deposits	<u>(4,000.00)</u>
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Net Balance	<u>193,286.12</u>	change fr prior yr	<u>6,829.40</u>
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Balance at 12/31/21	186,456.72	15,215.50
Balance at 12/31/20	171,241.22	(8,029.38)
Balance at 12/31/19	179,270.60	1,174.59
Balance at 12/31/18	178,096.01	(22,772.98)
Balance at 12/31/17	200,868.99	6,226.26
Balance at 12/31/16	194,642.73	16,574.28
Balance at 12/31/15	178,068.45	17,599.73
Balance at 12/31/14	160,468.72	(15,114.96)
Balance at 12/31/13	175,583.68	17,596.83
Balance at 12/31/12	157,986.85	20,956.10

12/31/2022

Income/Expense Activity

Income:

Annual Dues	32,670.00	
Late Fees	235.00	
Transfer Fees	3,300.00	
Interest Income	70.74	
Total Income	<u>36,275.74</u>	

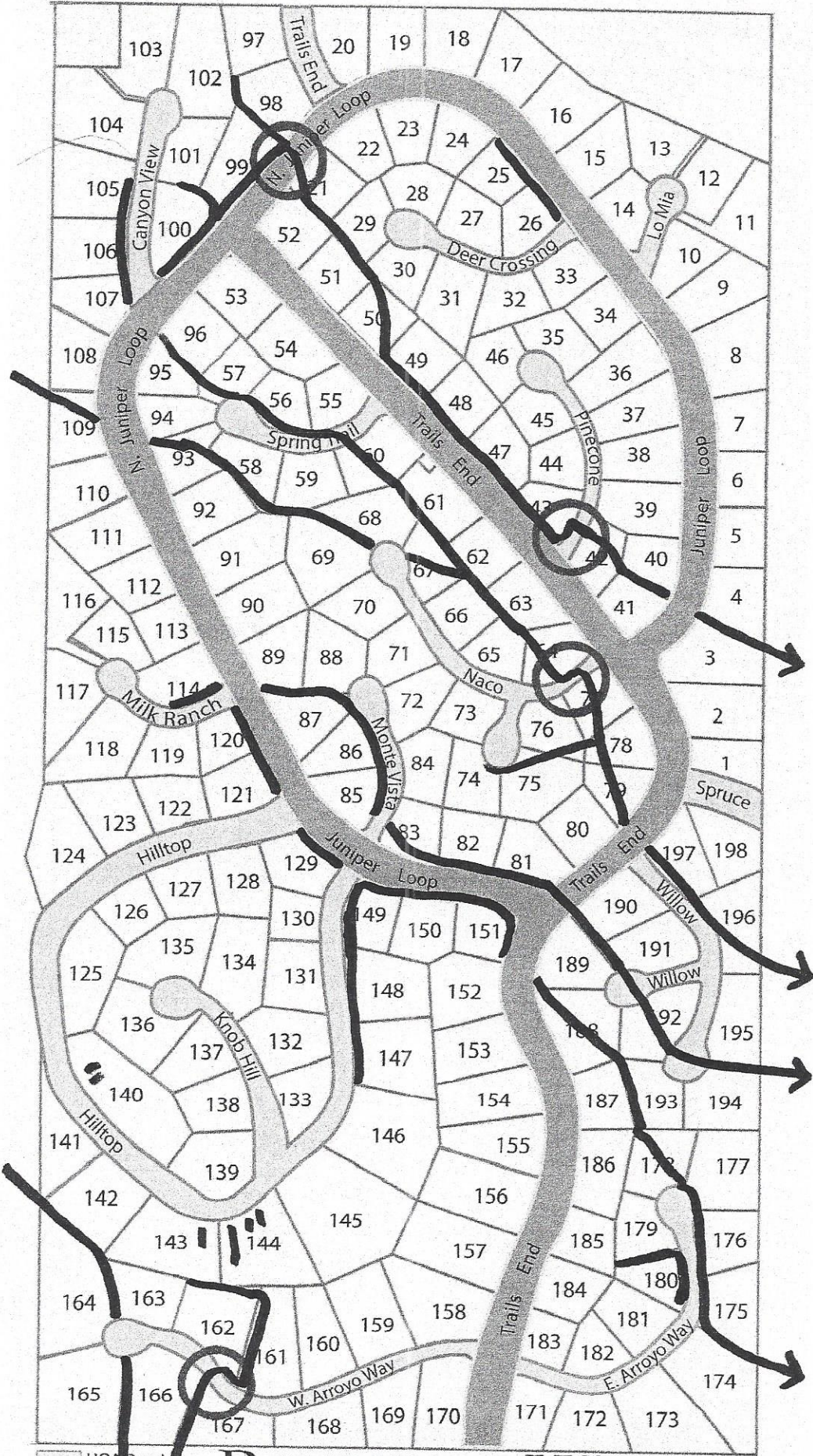
Expenses:

security	(8,850.00)	
grounds	(12,217.03)	
postage/PO Box/supplies	(646.15)	
taxes	(494.16)	
insurance	(2,239.00)	
legal	(5,000.00)	
misc		
Total Expenses	<u>(29,446.34)</u>	
Overall Total		<u>6,829.40</u>

Portal 3 HOA Road/Culvert Maintenance		
January 21, 2023		
Open Items:		
Arroyo West road repair by lot 158 & 159		Open
Naco road repair by lot 64		Open
Road repair - Knob Hill (new construction)		Open
PSWID Portal Water Pipe Replacement Project		Start ~ Late 2022 or Early 2023
HOA Road Crack Seal/Resurface		After PSWID Water Pipe Work
Erosion Road Work		Working
Trim Trees/Bushes Along Roadways		Open
Completed Repairs:		
2022		
Road Ditch Cleaning		Completed September
2021		
Trail's End and Arroyo West intersection should be County or PSIWD		Completed
road repair - Deer Creek Crossing and other should be PSIWD		Completed
Road Ditch Cleaning		Completed
PSIWD pavement repairs		Completed
2020		
Gila County chip seal (Steve Sanders)		completed September 2020
crack sea/ and resurface completed by Maurer Sealing & Stripping		completed August 2020
2019		
Trails End Drive/Juniper Loop road repair		completed - 2019
Trees/bushes along roadways		completed - 2019
2018		
Arroyo West dirt on road/clean culvert area		completed - 2018
Road drainage ditch clean out		completed - 2018
Century Link complete road repair Arroyo East		completed - 2018
Road Ditch Cleaning		completed - 2019
Road crack sealing by Maurer		completed - 2018
2017		
Water Dept. water leak N of metal plate on Juniper Loop (by lot 10)		completed - 2017
Arroyo East road repair (near lot 171)		completed - 2017
Willow culvert/road repair (near lot 197)		completed - 2017
Road Ditch Cleaning		completed - 2017
Gila County to water dept cover recessed on Trail's End by lot 80		completed - 2017

- WATERWAYS & EROSION AREAS - SEPT 2022

O = MAJOR EROSION AREAS



HOA Road
County Road

PORTAL III
Pine, Arizona

Lot Map Reference Only Contact Gila County for Accuracy

Open - Portal 3 CC&R violations				
January 21, 2023				
Lot #				
1	Home Repair/Property Appearance			Working
7	Mistletoe	9/28/2022		Working
14	House Stain/Paint	5/2/2021		Working
24	Unapproved Window Trim Paint	6/10/2022		
43	Property Clutter	1/12/2023		Open
44	Upper Balcony Repair/Paint	4/24/2021		Working
44	Mistletoe	9/28/2022		
48	Rail Repaint	2/23/2022		Working
48	Open Septic Oit	11/22/2022		Closed
49	Mistletoe	9/24/2022		Working
54	Mistletoe	9/24/2022		Working
55	Mistletoe	9/24/2022		
56	Large Tree Cuttings on Ground	9/23/2022		Working
59	Mistletoe	10/4/2022		Working
61	Mistletoe	9/28/2022		Working
62	Deteriorated Deck	7/10/2022		Working
67	Mistletoe	9/28/2022		Working
69	Mistletoe	9/28/2022		
85	Deck Repair	7/26/2022		Working
131	Dead/Diseased Tree	9/30/2022		Completed
133	Prolonged House Build			Working
147	Mistletoe	9/26/2022		
153	House Paint	5/2/2021		Working
153	Falling Driveway Wall Rocks	6/11/2022		Working
167	Mistletoe	10/2/2022		Completed
	Prolonged - Need's Closure			

Architectural Approvals				
January 21, 2023				
Lot #				
6	Septic Replacement	2/15/2022		Completed
20	New Deck	5/11/2022		Completed
33	House Paint	10/18/2022		Working
35	Paint Upper Deck	4/26/2022		Working
48	Removal of Large Trees	9/24/2022		Working
56	House Foundation Repair	4/17/2022		Completed
59	Deck Teardown	9/8/2022		Completed
64	Roof Repair	3/24/2022		Completed
64	House Repaint	5/11/2022		Completed
70	New House Build	2/10/2022		Working
81	Front Door Replacement	4/23/2022		Working
88	New Septic System	5/18/2022		Completed
88	Deck Re-Stain	9/20/2022		Working
97	Deck Railing Replacement	3/3/2022		Completed
99	Air Conditioner Upgrade	9/22/2022		Working
108	Trex Deck Replacement	6/16/2022		Working
109	Deck Repair	4/8/2022		
111	House Paint	7/7/2022		Completed
111	New Roof	8/2/2022		Completed
111	Caged Rock Patio	8/15/2022		Working
124	Metal Roof & House/Trim Paint	5/10/2022		Completed
131	Deck Expansion	11/16/2022		
136	New Roof	9/16/2022		Completed
151	Roof Replacement	2/15/2022		Completed
191	New Roof	6/16/2022		
192	Sky Light Replacement	12/22/2022		Working
	Prolonged - Need's Closure			