

Portal III – October 20, 2018 HOA Meeting Minutes

The meeting was called to order by President Dave Johnson. Other Board members present were: Darwin Huber, Cheryl Thomsen, and Ira Gibel. Twenty-nine homeowners were in attendance.

Secretary's Report:

Ira Gibel made a motion to approve the June 16, 2018 Meeting Minutes. The motion was seconded by Dave Johnson and approved.

Treasurer's Report:

Cheryl Thomsen presented the attached financial report. The report reflects a net balance as of October 20, 2018 of \$173,075.99. Cheryl mentioned our savings account we had with Washington Mutual has been consolidated with Chase bank, which provides a better return.

There is currently one lot (#74) with unpaid 2018 HOA fees and a lien is on file with the County. Our 2018-2019 insurance with Crabdree has been renewed.

There was a question concerning the cost of the fire hydrants (FDCs) that the cost has risen from our original provided costs. Dave Johnson mentioned that it hasn't and the shown \$45,000 is made up of \$10,000 for Engineering and Planning, and \$35,000 for the actual installation. Darwin mentioned that there may some minor cost overruns due to issues found during the ground digging and the need for some protection bollards for the FDCs.

Your Board has put together a preliminary 2019 budget, which is attached.

Your Board approved increasing our annual HOA Fee from \$150 to \$165 starting in 2019. The increase in dues will help fund our semi-annual Brush Pickups and other anticipated Portal improvements such as refreshing our signage, road easements, and other enhancements. This is the first fee increase since 2012.

HOA fees are due January 1st and become past-due after February 28th. A dedicated email (or a letter for those we don't have an email address), will be sent out in early December, along with a respective invoice.

Old Business:

Road/Culvert Maintenance:

Please see attached to do list.

Bob Barr, Dave Johnson, and Darwin Huber have received multiple inputs and comments concerning the erosion issue on Arroyo West, near lot 163. So far, a solution has not been identified due to the very steep terrain that exists there. We will be cleaning the road of mud and digging out the drainage ditch affected to keep the water going in the drainage ditch and off our HOA road.

Darwin stated the HOA will have some of the other drainage ditches where there are flow restrictions impacting the HOA cul-de-sac roads cleared in the next couple of weeks.

Due to the delay in the FDC installations, Darwin indicated our HOA road resurfacing will be deferred to next summer when temperatures exceed 70 degrees.

HOA Violations

Please see the attached Portal III CC&R violation list.

If your lot number shows an open status, please let your Board know if you have completed the work or when you plan to have the respective violation closed. Your prompt attention to these violations is appreciated to avoid additional notifications and potential fines.

The Board, as well as your neighbors, appreciate your proactive responses to promptly removing identified diseased and/or dying trees. With respect to mistletoe/bark beetles/distressed trees, there have been 37 letters sent out so far in 2018.

Fire Hydrant Review

The FDC project has taken longer than anticipated due to issues encountered during the digging process – location of the various utility lines for example, having to move locations, and the installation of some protective bollards. The project is expected to be completed in the next two weeks, weather providing.

Outdoor Fires

A reminder, our CC&Rs state that **no** outdoor fires are allowed. Prior emails have been sent out on this and your adherence is required. Be sure to tell any guests that you have visiting of this restriction, as well as all other CC&Rs and Bylaws.

Entry Features and Signage

There was some discussion on the proposed enhanced signage project – concerning color, look, and some other issues. Cheryl Thomsen (Committee Chair) mentioned most of the comments raised have already been addressed and she encouraged everyone to review the proposed signage which is shown on our HOA Website, www.Portal3.org, under Portal III sign redesign.

Joining the Sign Committee will be Tom Heideman, Chuck Casey, Barb Leeuw and Lynette Johnson.

Lot Number Signs

Chuck Casey indicated that 80 Lot Number signs have been completed and that he has metal for about 15 more. It is important that the location of the lot number signs be consistent and that lot owners are requested not to relocate them. Lot numbers are the way your Board identifies properties during lot inspections and their consistent location helps with those efforts.

Updated HOA Website

We have received positive responses and feedback on our updated website that Christine Schroedel developed. We encourage everyone to look at the website and provide us your thoughts. It can be found at <https://www.portal3.org/>

Welcome Committee

There were a few new home owners in attendance and they stated how useful the Welcome Package was they received from Jean McKelvy – and how friendly she was in welcoming them to our Portal. Your Board mentioned that this valued effort will be continued for newcomers.

Architectural Committee:

Bob Barr spoke to the attached list of architectural activities since our June HOA meeting.

As a reminder, any alteration or construction on the outside of your home/lot requires prior approval. This includes exterior painting, even if it's the same color. Your adherence to this requirement is appreciated.

Security:

Chuck Casey indicated that most issues since our June HOA meeting were related to false house alarms, speeding ATVs/Quads, and some house water leaks.

Many in attendance complained about ATVs/Quads speeding/joy riding within our Portal – especially with kids “hanging out of the vehicles”. If you own/drive an ATV/Quad, please be considerate and try to limit your driving to in-and-out of our Portal in a safe manner.

There was a discussion about a Drone that has been flying within our Portal and concerns with privacy as the drone has been at levels where it could see into windows, as well as just being a nuisance. If you are the flyer of this drone, your discontinuance of doing so is appreciated.

Environmental/Fire-wise:

Your Board approved a fall brush pickup. Darwin will confirm that Armstrong Land Services is available to pick up the brush after the suggested Thanksgiving Day weekend. A separate email will be sent out on this. Please do not put brush out until we have confirmed the pickup dates.

There was discussion about the importance of removing diseased/infested/dead trees and the need to clear/remove smaller trees/brush to help with the health of the larger trees, and to make our Community safer from potential fires.

Snow and Street Debris Removal Committee:

Ira Gibel stated that our normal policy for snow removal on our HOA streets is a 4-inch accumulation along with a break in the snow falling. Barbara Huber mentioned this is flexible depending on the conditions.

At a prior HOA meeting it was requested that driveway entrances, for those residents needing to use them, be cleared of the pile of snow caused by the snowplows when clearing the roads (both HOA and County roads). If you need to use your driveway entrance, please place two 3-foot orange traffic cones – one at either side of your driveway. It was also suggested that backing your vehicle into your driveway will make it easier to drive out of your driveway.

Please do not park your vehicles on the road, as this makes it difficult for the snowplow to do an efficient job clearing the roadways. Plus, you are likely to get blocked in by the snowplows snow removal accumulation.

It was also mentioned that both the County and Payson Concrete be notified that we now have our FDCs installed so they are aware of them to avoid any potential damage.

New Business

Your Board approved giving the Pine-Strawberry Fire Department \$100 for the use of their meeting room for our HOA meetings during 2018.

Speeding within Portal III

Speeding continues to be an issue within our Portal. Please act responsibly by slowing down and adhering to the posted 25 MPH speed limit as you drive in our Portal. After all, you are in Pine, so think Pine Time. Our wildlife and people walking will appreciate you slowing down.

Dog Complaints

As a courtesy to your neighbors and community, please keep your dogs on your property, and leash them when walking them, and please be considerate and pickup after your dog. Numerous in attendance stated that folks were just leaving the respective dog waste bag laying on the side of the road, please take the bag home for proper disposal.

While there is not a CC&R restriction on this, there is a Gila County and Arizona State Animal Control Ordinance concerning keeping dogs on your property and being on a leash when not. The contact for Payson Animal Control is 928-474-1210.

Lot/Homeowner Contact Information

We need current contact information from some lot owners. This information will be kept strictly confidential and will only be used for official HOA Board of Director business matters. If you are owners of the following lots, please provide the HOA, at knobhill1296@gmail.com, with your current email address and phone number in case of an emergency, and other important HOA matters: **Lots – 53, 69, 74, and 171.** Thank You.

Portal III Vehicle Window Decal:

To help identify vehicles of Portal III property owners, we have “Three Pine Trees” window decals for you to place on your front windshield. If you don’t have one, please contact any Board member. They are free and greatly help us identify vehicles belonging to Portal III property owners. Your cooperation is appreciated.

Our Next HOA Board Meeting

Saturday – January 26, 2019

10:00 AM

Location to be determined (Fire Station is not available in January)

Please attend and be involved in our Community and Your HOA

Your Attendance is both Appreciated and Encouraged

Thank You