

Portal III October 2020 HOA Status Report

Portal III Property Owners:

As we did in June due to the virus, in lieu of our October HOA meeting, a status report is being provided.

Items Attached:

- Proposed October Meeting Agenda
- 5 October Financial Report
- Road/Culvert Maintenance to do List
- CC&R Violation List
- Architectural Committee Report

Some updates:

- Maurer Sealing and Stripping cracked sealed and resurfaced our HOA roads during August. Received numerous reports on what a good job they did.
- The County also chipped sealed our County roads in September, they look a lot better.
- The new Monument stone is in place and stabilized. Next steps will be lettering and landscaping around the stone.
- The next phase of our Signage Enhancement project will be to reduce the number of individual property signs to balance our community's natural harmony against related HOA liability concerns.
- Our neighboring community on Spruce Drive has asked the Board about putting a sign on Spruce to discourage people from exiting our Portal onto Spruce. Your Board is in the process of reviewing this request.
- We have new Portal III window stickers for your car to help Security identify vehicles belonging to Portal III property owners. These are being handed out in our New Comers packages and are available from any Board member.
- Karen Vanderwerf and Stacy Barry have been busy handing out Welcome Packages to our New Home Owners (15 so far in 2020). We are finding out a lot folks would rather have a digital Welcome Package over our previous hard copy ones. Both Karen and Stacy are working to put this information on a thumb drive and to supplement it on our Website.

- As with our June Status Report, Security again responded to an Outdoor Fire. Our CC&Rs are quite clear that NO Outdoor Fire is allowed in our Portal. This is also backed up with regular mention in our Meeting Minutes/Status Reports, as well on page one of our Website. Your strict adherence is requested to avoid potential finds.
- Security also responded to some shots being fired just outside our Portal. Both the Sheriff and Fish & Game were called and responded.
- There are still complaints of excessive/annoying outdoor lighting. Please limit outdoor lighting to reasonable hours and shield any lighting from shining onto adjacent properties.
- There are still ongoing noise complaints of excessive, and prolonged dog barking. Please watch after your dogs. Most folks want and enjoy the quiet and serenity of our peaceful community.

If you have an item or concern that you wish to discuss, please send me an email, and your Board will review it and get back to you.

Please be healthy and safe.

Thank You

Darwin
22 Oct 20

Portal III Pine Creek Canyon HOA Meeting – October 17, 2020

Call To Order/Introductions/Meeting Conduct Rules (Dave Johnson)

Secretary's Report (Darwin Huber)

Approve June 20, 2020 minutes

Treasurer's Report (Craig Kjell)

18 property transfers completed in 2020 to date

Renewed 2020-2021 HOA insurance through Crabtree Agency

2020 HOA property taxes to be paid in October

2021 HOA Fee –\$165 per lot (same as 2020 and 2019)?

Note: HOA Fees are due January 1, 2021 and are past due after February 28, 2021.

Old Business

Road/culvert maintenance To Do List (see attached) – Thank you to Darwin for managing the crack sealing and resurface of the cul-de-sac roads

CC&R violations review (see attached)

Sign Committee

Lot Number signs (Chuck Casey) 84 are complete/36 are in powder coat

Welcome Committee (Karen Van der Werf)

Exterior lighting – negative impact to neighbors

Outdoor Fires NEVER allowed

Short-term rentals (less than 6 months) prohibited

Architectural Committee (Gary Magliano/ AllanYost/ Darwin Huber)

Security Report (Chuck Casey)

Environmental/Firewise (Darwin Huber)

Fall Brush pick-up began October 1, 2020

Snow and Street Debris Removal Committee (Ira Gibel/Barbara Huber)

New Business

Closing

Dogs – Feeding wildlife – Noise -Speeding – Contact List – Vehicle decals

Next meeting: **Tentative January 23, 2021 at 10:00** Pine Fire Dept Meeting Room

Portal Pine Creek Canyon Unit 3 HOA

10/5/2020

Net Balance

Assets:

Chase checking account	32,914.23		
Chase High Yield Savings	30,683.48		monthly @ 0.2%
Chase CD	121,953.51	11 month	matures 0.05% - 5/27/2021
Total Chase	<u>185,551.22</u>	9 month	matures 1.00% - 11/27/2020
		9 month	matures 0.20% - 3/17/2021

Liabilites:

Less: 2021 dues received in 2020	-	
Less: construction deposits	<u>(3,000.00)</u>	
		change fr prior yr
Net Balance	<u>182,551.22</u>	<u>3,280.62</u>

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	

10/5/2020

Income/Expense Activity

Income:

Annual Dues	32,670.00	
Late Fees	35.00	
Transfer Fees	5,400.00	
Interest Income	<u>1,721.36</u>	
Total Income		39,826.36

Expenses:

security	(3,000.00)	
grounds	(29,905.71)	
postage/PO Box/supplies	(820.51)	
taxes	(264.00)	
insurance	(2,154.00)	
legal	(401.52)	
misc		
Total Expenses	<u>(36,545.74)</u>	
Overall Total		<u>3,280.62</u>

Portal 3 HOA Road/Culvert Maintenance To Do List

October 17, 2020

Status

Open Items:

- 1) Arroyo West road repair by lot 158 & 159
- 2) Naco road repair by lot 64
- 3) road repair - Knob Hill (new construction)

Completed Repairs:

2020

Gila County chip seal (Steve Sanders)
crack sea/ and resurface completed by Maurer Sealing & Stripping

completed September 2020
completed August 2020

Portal 3 CC&R violations

October 17, 2020

2020

Lot #

Letter sent	
1st	2nd

Status

OPEN

Lot #

1 home repair
67 outdoor fire
138 paint

working
10/10/2020
6/3/2020

security and Darwin personally visited homeowner
Homeowner to paint in summer 2020

Deck Repairs

in progress	Lot 83	Dick Bond	
in progress	Lot 150		
in progress	Lot 145	startups	
Done	Lot 149		
in progress	Lot 182		
Done	Lot 174	New Railing	
in progress	Lot 16	Deck for Hot Tub	← HOUSE PAINT T10
in progress	Lot 130/131	Tom gettings	602 695 2445

House Painting

in progress	Lot 11/12	needs color Approval	
Done	Lot 21		
Done	Lot 117		
in progress	Lot 138	some Trim left.	
in progress	Lot 34	christine	
		mike 602-327-2867	
in progress	Lot 16		

House Remodels

in progress	Lot 65-66	Deck cover	
in progress	Lot 4/5		
in progress	Lot 54	Jim Fisk	
in progress	Lot 180	Dwayne & Lee	Dale Bob
in progress	Lot 1	Chuck Casey	

New Home Builds

in progress Lot 133

in progress Lot 139

in progress Lot 54 Jim Fisk

Retaining Walls

in progress Lot 179

Drive ways.

in progress Lot 161

in progress Lot 73