

Portal III Annual HOA October, 22, 2016 Meeting Minutes

The meeting was called to order by President Dave Johnson. Other Board members present were: Darwin Huber, Linda Armstrong and Ira Gibel. Ten homeowners were in attendance.

Secretary's Report:

Darwin Huber made a motion to approve the June 18th, 2016 Meeting Minutes. The motion was seconded by Ira Gibel and approved.

Treasurer's Report:

The financial report was presented by Treasurer Linda Armstrong. The report reflects a net balance as of October 10th, 2016, of \$200,404. As of the meeting date, we have one HOA fee past due: lot 74. Since our efforts have not been successful, collection efforts will be turned over to our Attorney.

The 2016-17 HOA insurance has been renewed with Crabtree. This insurance covers: Board of Directors liability, HOA liability, and Employee (volunteer) dishonesty.

The HOA tax bill has just been received and will be paid.

Old Business:

Road/Culvert Maintenance and Signage:

The cleanup of ditches was completed prior to the start of the monsoon season.

An erosion issue on Arroyo West was discussed, and Chuck Casey was authorized to clean the existing dirt off the road. Future Board discussions will address the long-term solution to this issue, with the possibility of installing an additional drainage culvert.

PSWID has told us the recessed cover/area on Trails End, near lot 80, is the result of ground sinking. The existing pavement has been cut and will be filled with fresh asphalt to bring it back to a level condition. In addition, the water cover on Juniper Loop, near lot 10, is leaking again and PSWID has been notified.

Darwin Huber took an action to work with Maurer Sealing & Stripping to have our cul-de-sac cracks sealed before winter sets in. Also, the road repair on the Naco cul-de-sac will be completed at that time.

The on-going drainage ditch work on lot 58 was discussed and Chuck Casey was given to the end of the month to complete the work.

The open fire pit on lot 117 has been removed and the damaged scorched deck has been repaired.

Dave Johnson will pick up the steel for the "football" shaped lot signs so that Chuck Casey can begin making them.

HOA Violations:

Several violations in the community involving bark beetles, mistletoe, and dead trees have been addressed and resolved during the past few months. Homeowners' quick and positive response to these violations is appreciated. This is important because mistletoe is a parasitic plant that can kill the tree it is in and can spread to other trees. There are currently eight open violations where homeowners are making arrangements to resolve the problem, lots 46, 47, 58, 157, 161, 171, 173, and 182. Where necessary Second Notices will be sent out.

There have been reports of other trees infected with mistletoe, and therefore additional lot inspections will be conducted and violation letters sent out if necessary. All lot owners are encouraged to inspect their lots in case some mistletoe was missed by the Boards' inspections.

Several lot owners complained about the possibility of short term rentals on neighboring lots which is in violation of our CC&Rs. Discussion followed and it was suggested they take notes and collect data to confirm the complaint before any Board action is taken.

With the high property turnover rate, and new home builds, during the last couple of years a CC&R reminder letter was sent out to all lot owners. Emphasis was placed on understanding the CC&Rs, and on those issues that we have generated violations. Those being; Any alteration/construction on the outside of your home/lot most likely requires prior approval, Short-term rentals of less than six months are not allowed, No open fires are allowed, and cases of mistletoe have been observed.

Fire Hydrant Review:

Ira Gibel received the second consulting engineering quote to evaluate the feasibility of increasing the number of fire hydrants in our Portal. The first quote was from the EPS group for \$8,930 and the second was from the Verde Engineering Group for \$9,600. After some clarification discussion between the two quotes, the four present Board members approved to move forward with the Verde proposal. The reasons for accepting the higher quote were; Verde seemed a more thorough study, there was some negative feedback about EPS, and Verde was more local being in Payson, as opposed to Avondale.

The Verde proposal contains two major elements; Task 1 – Prepare a model of the Portal III water system and conduct two Cybernet Steady State analyses of the water system, and Task 2 – at the Portal III HOA Board's direction, prepare Water Improvement Plans for the new fire hydrants and required fire flow improvements.

Architectural Committee:

Bob Barr was not in attendance, but he briefed Darwin Huber before leaving town.

The work on lot 18 has been completed.

The landscaping on lot 90 needs approval.

The roof shingle color for lot 179 has been approved.

The house color for lot 148 has been approved.

At the end of the meeting the following lot owners asked for prior approvals – lot 109/110 for deck pillar and walkway rock finishing, and lot 178 for some deck work.

Security:

Chuck Casey responded to complaints concerning a couple of open fires, and late night noise on lot 185. No other notably security, or hunting issues occurred since the last meeting. If you have any concerns or need to contact Chuck Casey, please call 928-951-5524, and/or the Gila County Sheriff's office at 928-425-4449.

Environmental/Firewise:

Mistletoe – Over 30 letters have been mailed to lot owners that are affected by this parasite. Most lot owners have been responsive in having it removed. Darwin Huber and Dave Johnson will be doing some more follow up property inspections in an effort ensure all mistletoe has been accounted for.

Brush Pickup:

As previously reported, The Pine Strawberry Fuel Reduction Program is no longer available to haul away brush due to lack of finances. Since the other Portals (I/II and IV) are self-funding their own brush pickups, Darwin Huber took an action to get respective details and costs from their HOAs see what it will take for Portal III to do the same.

We want to encourage everyone to take part by cleaning out your property(s), and ideally Firewise your lots, making our Portal and surrounding areas safer from wildfire.

New Business

PSWID recently installed a shed next to their well/pump on Trails End near lots 60/61. The shed is needed for a water chlorination improvement that will regulate and stabilize the amount of chlorine injected into our water supply. There was some active discussion with the Water Company on how and why the shed was installed. The issues of concern have been resolved, and we should start seeing the improvement in chlorine injection by this coming December.

The Board approved donating \$100 to the Pine-Strawberry Fire Department for allowing us to use their meeting room for our 2016 meetings.

The Board addressed the following, concerning HOA Fees for the forth-coming year:

- The HOA Fee notice will be reworded to make it clearer that the HOA fee is per lot, and is prorated accordingly for fractional lot ownership.
- The HOA fee for 2017 will remain at \$150 per lot.
- The due date for the HOA Fee was changed to February 28th, with delinquency starting as of March 1st.

The HOA Fee notice will be included with the October HOA meeting minutes, rather than the January meeting minutes. A copy of the HOA Fee Notice is included in these minutes.

Deer & Elk Feeding

Feeding the deer and elk was discussed with respect to attracting them into our portal (which can then attract hunters) and the concern of causing bloat and spreading a disease called chronic waste syndrome. While it is not illegal to feed these animals in Gila County, the Board asks for your cooperation by not feeding them for the health of the animals. If you do feed them, it is recommended that you only feed them Alfa, since it is safer than other feeds.

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.

Speeding within Portal III

Speeding continues to be an issue within our Portal. Please act responsibly and slow down as you drive around our Portal. After all, you are in Pine, so think Pine Time.

Lot/Homeowner Contact Information

We still need current contact information from some homeowners. Thank you to those who have responded. This information will be kept confidential. If you are owners of the following lots/homes, please provide the HOA, Brenda Betts at bbetts55@yahoo.com with current email addresses and phone numbers in case of an emergency: **Lots – 19, 53, 72, 85, 116, 130/131, 134/144, 149, 171, 173, 197/198.**

Next HOA Board Meeting
Saturday - January 21, 2017

10:00AM

(Pine Fire Dept. Meeting Room on Hardscrabble Rd.)

<http://www.portal3.org/>

PORTAL III HOA

2017 Dues Notice

Below is a remittance form for your annual Homeowner's dues of \$150.00 **per lot**. Fractional lots are prorated accordingly.

Annual dues are payable January 1st and are late after February 28thst, 2017

Dues paid after February 28th will be subject to late fees of \$15 per Lot as of March 1st and \$5/lot for each delinquent month thereafter. Fractional lots prorated accordingly.

Checks should be made payable to "Portal III HOA" and mailed to:

Portal III HOA
Box 1929
Pine, AZ 85544-1929

If you have any questions, please contact Linda Armstrong at 928-970-2182 or lindaarmstrong2182@gmail.com

To ensure proper credit, detach and return this portion with your dues payment and include your lot number(s) on your check.

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| Please fill in the following information |
| Name _____ |
| Lot #s _____ |
| Amount Paid _____ |
| Date _____ |
| Emergency/HOA Contact Information: |
| Phone Number _____ |
| Email _____ |

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|-------------|--|
| Amount Due: | \$150.00/Lot. |
| | Fractional lots prorated accordingly. |
| Due By: | February 28th |
| Late Fees: | \$15/Lot as of March 1 st and \$5/lot for each delinquent month thereafter. |
| | Fractional lots prorated accordingly |

Make Check Payable and Remit to:

**Portal III HOA
Box 1929
Pine, AZ 85544-1929**