

Portal III Quarterly HOA Meeting Minutes – October 21, 2023

The meeting was called to order by Darwin Huber

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

Welcome and Introductions:

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

There were 10 Property Owners in attendance. Which is quite low, usually it's in the 20s. Hope more of you will attend future meetings and be a part of our Community.

An Agenda packet was given to all attendees, which is included with these Minutes.

- Meeting Agenda
- September 30, 2023, Financial report prepared by Dave Johnson
- Active Architectural Approvals
- HOA Road/Culvert Maintenance
- Property CC&R Violations

Secretary's Report

The June 24, 2023 HOA Meeting Minutes were Board approved.

Treasurer's Report

Dave Johnson presented the September 30, 2023 Financials, no questions were asked.

Dave indicated all 2023 HOA Membership dues have been paid. Thanks Dave.

Jeff Stringham questioned our Saving Account rate of 0.05% and said there are 5% rates available. Jeff was assigned to investigate this with respect to HOA, non-profit organizations.

Architectural Committee

There have been many new roofs, decks, and house paintings. A thanks to all who are fixing their places up, this is evident in the low number of current CC&R violations with respect to property conditions.

A reminder of construction working hours was mentioned since we have had a couple of complaints about working on Sunday. Working hours are 7-7 weekdays, 8-1 Saturday, and no work on Sundays. Please adhere to these working hours.

Please remember to fill out an Architectural Approval form (copy attached) when you are planning to do work OUTSIDE your home. This includes deck repair, painting, roof repair,

landscaping changes etc. The Architectural Committee will provide a quick process in most cases.

Security Report

Chuck Casey said most issues have been barking dogs and people putting pet waste into other people's garbage cans. Please pick up after your pet and take it home for disposal.

Environmental/Firewise

We need your help in looking for Mistletoe. If you are out and about and see any, please take a picture and identify the respective lot number and let us know. The Board will then tag the respective tree(s) and notify the property owner. Your input will be held in confidence.

Snow and Street Debris Removal Committee

Barbara Huber asks for assistance in identifying snow accumulation around our Portal and letting her know when the County is plowing the County roads as she coordinates this with our private road plowing. A reminder to put 27-inch traffic cones on either side of your driveway if you want the berm on your driveway plowed. But if you are not planning on coming up, please do not put cones out as it does cost the HOA extra money to remove the snow berms. She prefers text— her phone is 623-910-0886.

HOA Website

Please visit our website, Portal3.org and let us know your thoughts.

Welcome Committee

We have had four new homeowners since our last HOA meeting and Karen Van der Werf has visited two of them providing welcome greetings, area information, and some of her delicious cookies. Thank you, Karen, for this special touch.

Existing Business

HOA Road/Culvert Maintenance – Since our summer weather wasn't conducive to getting our HOA street crack sealed and resurfaced, we will be doing the work next summer.

We still aren't sure when PSWID will be replacing our water pipes since they are moving their schedule around.

Property CC&R Violations - There are just two open violations as everyone is looking after their property and doing needed repairs. Thank you for doing so.

Proposed Juniper Public Trailhead – As mentioned in a previous email, Greg Kilroy and Darwin Huber met with our County District Supervisor Steve Christen and Matt Paciorek from Forest

Services concerning our issues and concerns on this subject. We are currently working on a follow-up meeting in an attempt to make positive progress on the matter.

Tract C Status- As mentioned at the last meeting, the new owners of Tract C won the initial court case against adhering to our HOA CC&Rs. An appeal has been filed by the adjacent Portal III property owners, along with a request to have a judge that is more experienced in real estate matters.

While this appeal is taking place, the HOA/Board has been asked to participate in a separate legal action of barring the new Tract C owners from using our private road – Lo Mia to enter their property. The Board agreed with this request.

New Business

We will continue our property evaluations. This will include structures, landscape, and diseased trees. Please keep your property in good condition to avoid a potential violation.

The Board thanked everyone who are participating in the Fall Brush Pickup, and a special thanks to those firewising their properties. A reminder that Sunday November 5th is the last day to put brush out.

There was discussion about some of the empty lots that were overgrown causing not only an eye-sore, but also a potential fire danger. The Board was asked to send something out to these property owners requesting they clean them up.

The Board stressed that speeding is becoming an issue in our Portal and asked everyone to please slow down as it is dangerous for pedestrians and wildlife, and a safety issue to all of us.

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

The meeting was adjourned.

Next Meeting

Saturday, October 20st at 10 AM PSFD Training Room

Portal III HOA Meeting Agenda

October 21, 2023

Call to Order

- Welcome and Introductions

Secretary's Report

- Approval of June 24, 2023 HOA Meeting Minutes

Treasurer's Report

- September 30, 2023 Financials – Handout – Dave Johnson
- 2023 HOA Fee Collection Status

Architectural Committee Report

- Active Architectural Approvals – Handout
- No Work on Sundays

Security Report

- General Synopsis – Chuck Casey

Environmental Committee

- Mistletoe & Bark Beetles – Maryann Iannitti

Snow Removal Committee

- Winter Snowplow Comments – Barbara Huber

HOA Website & Welcome Committees

- Christine Schroedel
- Karen Van der Werf

Existing Business

- HOA Road/Ditch Maintenance - Handout
- CC&R Violations – Handout
- Proposed Public Juniper Loop Trailhead update – Greg Kilroy
- Tract C status – Mike Iannitti

New Business

- Property Inspections – Board/AC
- Mistletoe & Bark Beetles – Environmental Committee
- Fall Brush Pickup
- Donate \$50 to PS Fire Fighters Association for Meeting Room

Membership Comments

- Open Discussion

Closing Remarks and Reminders

- Dogs, Noise, Outdoor Lighting, Blue Tarps
- Speeding, Vehicle Decals
- No Outdoor Fires, Short-Term Rentals, Trailers
- Illegal to Feed Deer & Elk
- Volunteers Welcome

Next Meeting

- 10 AM Saturday January 20th, 2024 – PSFD Training Room

Portal Pine Creek Canyon Unit 3 HOA

9/30/2023

Net Balance

Assets:

Chase checking account	55,448.88		
Chase High Yield Savings	30,700.87		
Chase CD's	<u>122,478.66</u>	11 month	monthly @ 0.2% matures 0.05% - 12/17/2023
Total Chase	208,628.41	9 month	matures 0.05% -11/17/2023
		9 month	matures 0.05% -5/27/2024

Liabilites:

Less: construction deposits (2,500.00)

Net Balance

		change fr prior yr
<u>206,128.41</u>	<u>12,842.29</u>	

Balance at 12/31/22	193,286.12	6,829.40
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)

9/30/2023

Income/Expense Activity

Income:

Annual Dues	32,670.00	
Late Fees	90.00	
Transfer Fees	1,200.00	
Interest Income	<u>52.92</u>	
Total Income		34,012.92

Expenses:

security	(6,000.00)	
grounds	(10,131.39)	
postage/PO Box/supplies	(335.24)	
taxes	(390.00)	
insurance	(2,314.00)	
legal	(2,000.00)	
misc		
Total Expenses	<u>(21,170.63)</u>	
Overall Total		<u>12,842.29</u>

check #	payee name	service	type #		
2536	Payson Concrete	snowplow Jan 3, 2023	2		(1,215.00)
2537	Chuck Casey	Dec 2022 security	1		(255.00)
offset dues	Chuck Casey		1	495.00	(495.00)
2538	John Wilson, CPA	2022 federal and state tax return prepa	4		(340.00)
2539	AZ Dept of Revenue	2022 state tax	4		(50.00)
2540	P/S Firefighters Assoc	meeting room contribution	3	(50.00)	
2541	Payson Concrete	snowplow Jan 3, 2023	2		(1,755.00)
2542	Rose Law Group	retainer - legal services	6		(2,000.00)
2543	Chuck Casey	Jan 2023 security	1		(750.00)
2544	Payson Concrete	snowplow Feb 15 and March 2	2		(1,890.00)
2545	Chuck Casey	Feb 2023 security	1		(750.00)
2546	Chuck Casey	March 2023 security	1		(750.00)
2547	Charles Boyce	refund construction deposit lot 70	10	(1,500.00)	
2548	Chuck Casey	Apr 2023 security	1		(750.00)
2549	David Johnson	reimburse Annual AZ Corp filling	4		(10.00)
2550	US Post Office	annual PO Box fee	3		(146.00)
2551	Chuck Casey	May 2023 security	1		(750.00)
2552	P/S Firefighters Assoc	meeting room contribution	3	(50.00)	
2553	Armstrong Land Services	spring brush pick-up (17.52 tons)	2		(5,271.39)
2554	Chuck Casey	June 2023 security	1		(750.00)
2555	Chuck Casey	July 2023 security	1		(750.00)
2556	AutoOwners Insurance	Premium 9/24/23 - 9/24/24	7		(2,314.00)
2557	Newtek Technology	web hosting 12/12/22 - 12/12/23	3		(175.24)
Bank fees					
	stmt copy fee	fee returned check	9		(4.00)
	service fee	order checks	9		
Total expenses					<u>(21,170.63)</u>

Active Architectural Approvals

October 21, 2023

<u>Lot #</u>	<u>Project</u>	<u>Approve Date</u>	<u>Current Status/Conditions</u>
1	Room Addition	6/1/2022	Working
6	Garage and Office Addition	7/31/2023	Contractor Issues
24	Deck Cover - Portice	9/10/2023	Working
40	Deck Replace	9/10/2023	Working
41	Deck, Roof, Siding, Windows, Doors	9/19/2023	Working
48	Septic Upgrade	10/3/2023	Working
51	New Roof	9/15/2023	By end of Ocober
65	New Paver Driverway	6/29/2023	Working
96	New Rood	9/21/2023	Working
111	Driveway Erosion Fix	9/11/2023	Working
146	New Windows	10/15/2023	Waiting on Windows
157	Driveway Repair and Extension	7/5/2023	Contractor Delay
158	New Windows	6/1/2023	Supplier Issues
	Prolonged - Need's Closure		

Portal III HOA Architectural Approval Application Form

Owner agrees to comply with all County Requirements and HOA Documentation

Lot Number _____ Owner Name _____

Email _____ Phone _____

Request Date _____ Signature _____

Project Description - (copy of plan and/or sample if requested)

Work Being Done By _____

Note – Working Hours are 7-7 Weekdays, and if required 8-1 Saturdays, No Sundays

Start/Completion Dates _____ / _____

Request Approved _____ Request Denied _____ Date _____

Conditions/Reasons

AC Chair Name _____ Signature _____

Portal 3 HOA Road/Ditch Maintenance

October 21, 2023

Open Items:

	Arroyo West road repair by lots 158 & 159	Open
	Road repair - Knob Hill	Related to New House Build
	PSIWD Portal Water Pipe Replacement Project	Delayed - Portal I/II First
	HOA Road Crack Seal/Resurface	Summer
	Water Flow & Erosion Project	On Going
	Trim Trees/Bushes Along Roadways	Prior to Spring Brush Pickup
	Road Ditch Cleaning	Prior to Monsoon
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

