

Portal III Pine Creek Canyon HOA

March 26th, 2016 Meeting Minutes

The meeting was called to order by President Dave Johnson. Board members present were: Linda Armstrong, Brenda Betts, and Ira Gibel. Nineteen homeowners attended the meeting.

Dave Johnson made a motion to approve the January 23, 2016 Meeting Minutes. The motion was seconded by Linda Armstrong and approved.

Treasurer's Report:

The financial report was presented by Treasurer Linda Armstrong. The report reflects a net balance as of March 23, 2016, of \$191,698.06. The HOA dues for this year were due by March 31st. Currently, there are sixty one lots that remain unpaid. For payments received after March 31 there is a \$15.00 late fee and additionally there is a \$5.00 charge for each month dues remain outstanding. Unpaid HOA dues that are sent to our HOA attorney for collection will also be subject to additional legal fees that can be upwards of \$600.00 per lot.

Old Business:

Road/Culvert Maintenance:

The majority of road/culvert repairs have been completed. The undermining road erosion issue at the southwest corner of Juniper Loop and Trails End has been repaired by Payson concrete. The plugged culvert at Lot 99 and the deteriorated ditch of lot 151 have been fixed by the respective lot owners. The current remaining open issues are plugged culverts on lots 155 and 158, and a major erosion issue causing debris and road overflow at the end of Arroyo west by lot 163. The PSWID have completed several repairs including leaks, exposed water valves, and a recessed cover below the pavement.

HOA Violations:

There were several HOA violation letters sent out in 2015. These violations included removal of such things as dead trees and brush, old tires, and construction debris. These previous violations have been corrected and they are now considered closed. This year we have two violations currently open. In addition to a detached shed, a letter has been sent regarding an open fire pit on lot 117.

Fire Hydrant Review:

Ira Gibel has enlisted the help of Pine / Strawberry Water Board on the issue of looking into the costs of installing additional fire hydrants within our Portal. Ira is in contact with one of the

members who will present our case to the PSWID Board. He will bring us up to date on the recommendations and costs at the next HOA Board meeting. The HOA Board is most interested in any potential for cost sharing of fire hydrant installations with PSWID and/or Gila County, particularly those located on the county road in Portal III.

Bow Hunting Regulations:

The matter of bow hunting regulations in our community and the current guidelines on posting No Hunting signs is a topic that many owners are passionate about. Dave Johnson contacted the Game and Fish Department requesting that our community be closed to hunters by posting signage only at the road entrances. He also asked the Department to add a ¼ mile minimum restriction to archery hunting within the Portal. The Game and Fish Department did provide a written response. The requirements for posting an area for no hunting was determined by the Arizona State Legislature (ARS 17-304), and the Department doesn't have the ability to wave that requirement without a legislative change. Additionally, ARS 17-309A4 prevents the discharge of a firearm within ¼ mile of an occupied structure but it does not prevent archery hunting within ¼ mile. To make this illegal a new Department Commission Rule would need to be developed. The Department believes that the amount of hunters trespassing in our community does not warrant the prevention of archery hunting in the entire Pine area.

The Game Warden (Joe Sayer) for our area contacted the Board and expressed an openness to visit with us on-site to review the potential to reduce the number of No Hunting signs in our Portal by possibly locating no Hunting signs on the perimeter of the Portal III.

Beautification Projects:

The cost to refresh entry sign features and signage was discussed. The Board approved \$200.00 towards metal materials for Chuck Casey to proceed in creating some new lot number signs. Further work is planned involving additional signs, and landscaping, as we continue to enhance the look of our Portal.

Architectural Committee:

Our community is continuing to grow with the expansion of new home builds and existing home additions. Construction on Lot 82 is complete and owner occupied. Construction on Lot 18 is close to complete, while the completion date for Lot 90 has been moved out due to inspections. The owner of Lot 177 has decided not to build and currently has his lot for sale.

We want to remind all lot owners that prior to any construction taking place on your lot - including any improvements, alterations, repairs which in any way alters the exterior appearance of any Lot – shall not be made or done without prior approval of the Architectural Committee (CC&R's Section 2 (d)). Your adherence to these requirements is appreciated.

Environmental/Firewise – Darwin Huber

The Brush Pickup by the Pine Strawberry Fuel Reduction Committee for this year is doubtful due to insufficient funding donations being raised. In addition, the fund raising event at the Strawberry Bear Restaurant will not occur this year – which raised significant dollars the last two years. The FSFRC is looking into additional ways of seeking needed funding.

The Board is also looking into self-funding the brush pickup for our Portal by using outside vendors which Portals I & II and IV have been doing for some years now. Portals I & II and IV are FireWise Certified which is also being considered for Portal III to make us safer from potential wildfires. We are in discussions with these Portal's HOA Boards to obtain the respective costs, efforts, and benefits of following their lead in this important matter.

New Business:

Mistletoe:

There have been sightings of mistletoe on a number of lots within our Portal. This is of concern because Mistletoe is a Parasitic Plant that can kill the tree it's in and can spread to other trees. Darwin Huber is addressing this with the homeowners involved asking that the mistletoe be removed. Please take the time to inspect your lots to help our efforts, your cooperation is appreciated.

Bark Beetles:

Ponderosa pine tree bark beetle infestation has been found in lots 19 and 132. As a result, letters will be sent to the respective owners asking that the diseased trees be removed and disposed of accordingly.

Both Mistletoe and Bark Beetle Infestation are in violation of our CC&R's per Section 2: (p) Disease and Insects. No owner shall permit anything or condition to exist upon any property within the Properties which shall induce, breed or harbor infectious plant diseases or noxious insects.

A few years ago, there was an infestation of bark beetles in the Pine area. Our Portal III lost a large amount of trees because of it. You can find more information about bark beetles on the Coconino National Forest's web page.

Snakes:

Ira Gibel presented an overview of snake safety, outlining awareness and what to do in case of a snake bite. This is especially important since so many Portal III owners are using the Trail in our area.

Security Services:

Chuck Casey reported an incident where building materials were taken from the construction area on Lot 90. He also responded to a complaint which resulted in shutting down a Bonfire

party. Chuck does request that when lot owners contact him with issues, or concerns, to please be accurate with your information and to provide as much detail as possible.

Lot/Homeowner Contact Information

We still need current contact information from a few homeowners. Thank you to those who have responded. This information will be kept confidential, and used only for HOA business and security purposes. 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, 31, 53, 67, 72, 85, 86, 114, 116, 186, 130/131, 134/144, 147, 149, 186.**

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.

Election of New Officers:

Both Linda Armstrong and Darwin Huber, who’s current terms expire this coming June, indicated they wish to remain on the HOA Board and continue their current responsibilities. R.J. Jordano has decided to step down from the Board when his term expires this coming June. If you are interested in serving on the Portal III HOA Board, please complete the attached form.

The Board would like to express its thanks to Robert (RJ) Jordano for his many years of Board participation.

Board Members:

President – Dave Johnson	djohnson93@cox.net
Vice President - Darwin Huber	knobhill1296@gmail.com
Secretary – Brenda Betts	bbetts55@yahoo.com
Treasurer – Linda Armstrong	lindaarmstrong2182@gmail.com
At-Large - Ira Gibel	pinetr32@hotmail.com

Next HOA Board Meeting

June 18, 2016 10:00AM

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