

Portal III HOA Meeting Minutes – June 18, 2022

Prior to calling the meeting to order, Darwin Huber stated that he and Dave Johnson had put together a list of events that happened since our last sit-down meeting.

- A pandemic that stopped the world for over a year.
- A fire evacuation that lasted a week where everyone in Pine/Strawberry had to leave.
- Windstorms that blew down trees causing damage to Portal homes, along with lots of roof damage.
- A series of major PAWID water leaks in our Portal that wasted around two million gallons of water.
- A Juniper pollen season that looked like smoke in the air.
- 35 Portal properties had a turnover in ownership.

Call to Order

The Board members introduced themselves – Darwin Huber President, Caroline Yost Member at Large, Dave Johnson Treasurer, Jeff Stringham Vice President, and Debby Doyle Secretary.

Introductions were then made around the room, there were 13 Property owners present.

Secretary's Report

Since Last Jan 2020 Meeting – Status Reports, Board Comments & Observations were sent out.

Most of these were not CC&R related, but items to maintain our Portal's Charm & Character, Aesthetics, and Integrity. Examples mentioned:

- Using blue tarps instead more natural colors such as green or brown
- Putting garbage cans out and bringing them in a timely manner
- Repeated ATV "joy riding" around our Portal

Treasurer's Report

We have only one uncollected HOA fee for 2022, lot 132. A demand letter has been sent certified mail.

With their construction project completed, the \$1,500 security deposit will be returned to the owners of lot 139.

Since we have had a 25% turnover in HOA ownership since the start of 2020, the Board wants to remind our HOA owners why we need a bank balance of \$200,000. Our HOA is responsible for the repair and/or replacement of the HOA owned cul-de-sac roads, of which we have 170,000 sq. ft. of road surface.

Back in early 2000, each HOA lot owner was assessed a \$1,000 per lot and for the 198 lots in the Portal III, \$198,000 was raised. As you can appreciate, it was not an easy process collecting the assessment. Approximately \$100,000 of those funds were spent to repair those cul-de-sacs at that time.

Since that time, the HOA bank account has increased back to the \$200,000 originally assessed. This is the minimum amount of funds that should be reserved for the future repair and or replacement costs.

Old Business

The attached HOA Road/Culvert Maintenance list was shown indicating three open items of needed HOA road repair work, the forthcoming PSWID Portal water pipe replacement project, and our next HOA road surface coat and crack seal work.

Darwin mentioned that all Lot Number Signs had been installed and thanked Mike Chase, Jeff Stringham, Allan Yost, and Tom Heideman for their work in getting the final batch installed.

The attached open Property CC&R Violation list was shown, and it was requested that if your lot number was identified, to please let the Board know when your violation will be rectified – to avoid potential next steps that could include fines.

Help was requested from the Property owners - that if they see a major CC&R violation within our Portal to please let the Board know.

No Outdoor Fires, Short-Term Rentals and Trailers were stressed as being major violations and required compliance.

Architectural Committee Report

The attached 2022 Projects Approved list was provided and all affected property owners were asked to let the AC know when the respective projects are completed.

As a reminder to all lot owners, any alteration/construction on the outside of your home/lot requires prior approval. This includes exterior painting, even if it is the same color. Your adherence to this requirement is appreciated. Most approvals are easy to obtain, so please ask before beginning work.

Attached are the Architectural Approval Form and AC Checklist, they are also on our website. Please note, not all items on the AC Checklist are required – it depends on the Project being considered.

Security Report

Chuck Casey said dog barking was his number one complaint and bright lights being second. Also, some construction traffic, a couple of false house alarms, and a couple of property water leaks, but otherwise quiet. Chuck did receive compliments for going above and beyond his security responsibilities.

Environmental/Firewise

Everyone who participated in the Spring Brush Pickup were thanked. There was 23 tons of brush put out. This was a typical amount for our Spring Brush Pickups, where our Fall pickups were about half this amount. A special thanks to those who firewised their properties. Last year's fire evacuation was a real eye-opener which helped contribute to our successful Brush Pickup.

Everyone's help was requested in looking for Mistletoe & Bark Beetles in our Portal.

Snow and Street Debris Removal Committee

Darwin mentioned his wife Barbara (Snow Chair) needed some "lookouts" to help Monitor HOA/County Road Snowfall Accumulation. He indicated that Barbara tries to coordinate with the County to have our HOA roads plowed right after the County plows the County roads.

New Business

Darwin mentioned that since no Board candidate election forms were received, both Caroline Yost and Jeff Stringham indicated they would stay in their respective positions for another two-year term. A round of applause followed.

Karen Vanderwerf (Welcome Committee Chair) had delivered Welcome Packages to our recent new homeowners. It was mentioned that Karen goes out of her way by baking homemade cookies for our newcomers.

Debby Doyle will be our Board interface with Christine Schroeder (Website Administrator) in updating and refining our HOA website – <https://www.portal3.org/>

Darwin thanked Jim Stringham for cleaning up and weeding around Monument Sign Area – it looks really nice.

Jeff Stringham, Dave Johnson, and Allan Yost will soon be conducting Property Evaluations looking for major issues that would be considered CC&R violations. A more precise timetable will be provided, so that Property owners are aware. It was also requested that if someone sees a major property with issues, to please let the Board know.

The Pine/Strawberry current water shortage was emphasized and the attached water conservation stages that PSWID recently approved could be implemented in the future if the situation should dictate.

Darwin gave the highlights and status of the Tract C situation. He mentioned a July 15th Hearing is scheduled between the Tract C property owners and the adjacent Portal III property owners.

The Board approved donating \$50 to the PS Fire Fighters Association for the Meeting Room Use.

Open Membership Comments

During this open session the only comments made were - the reliability of our internet provider service, Appreciation for the job your Board is doing, and Jeff Stringham asking for more volunteers to firewise their lots.

Closing Remarks

Barking dogs are still our number one complaint and everyone was asked to please try to curtail their barking and to pick up after them. Also, with respect to noise, everyone was asked to preserve the natural quiet in our community that everyone enjoys.

Everyone was asked to obey our 25-mph speed limit, and to take extra care around corners and blind spots – as many Members enjoy walking our Portal, and to watch out for wildlife. Everyone was reminded to please get a Vehicle Decal to help identify vehicles that belong to Portal III property owners.

It was mentioned that intrusive Outdoor Lighting remains a problem and everyone was asked to please shield their lights, limit their timing to reasonable hours and to install motion sensors. Maintaining a Dark Sky is an asset we enjoy in watching our night sky.

As always, the Feeding Deer & Elk was discouraged for several reasons. Your safety as they are wild animals and can be unpredictable – people have been injured, for the health of the animal – feeding them non-natural foods is not good for them, and by feeding them it can attract predators into our Portal.

Next Meeting

The meeting was adjourned. Our next meeting is scheduled for Saturday October 8th at 10AM – PSFD Training Room

Everyone was thanked for coming to today's meeting.

Portal III HOA Meeting Agenda – June 18, 2022

Call to Order

- Welcome and Introductions

Secretary's Report

- Since Last Jan 2020 Meeting – Status Reports, Board Comments & Observations, Some Reminders

Treasurer's Report

- June 15th Financials
- 2022 HOA Fee Collection Status

Old Business

- HOA Road/Culvert Maintenance
- Lot Number Signs
- Property CC&R Violations
- No Outdoor Fires or Short-Term Rentals

Architectural Committee Report

- Projects Approved

Security Report

- General Synopsis

Environmental/Firewise

- Spring Brush Pickup/Fire Wising
- Mistletoe & Bark Beetles

Snow and Street Debris Removal Committee

- Monitor HOA/County Road Snowfall Accumulation

New Business

- Current Board Members
- Welcome Committee
- HOA Website
- Monument Sign Area
- Property Evaluations
- PSWID Water Pipe Replacement Project
- Tract C Status
- Donate \$50 to PS Fire Fighters Association for Meeting Room Use

Open Membership Comments

Closing Remarks

- Dogs & Noise
- Speeding & Vehicle Decals
- Outdoor Lighting
- Feeding Deer & Elk

Next Meeting

- Saturday October 8th at 10AM – PSFD Training Room

Portal Pine Creek Canyon Unit 3 HOA

6/15/2022

Net Balance

Assets:

Chase checking account	64,746.40		
Chase High Yield Savings	30,693.79		monthly @ 0.2%
Chase CD's	122,414.08	11 month	matures 0.05% - 1/17/2023
Total Chase	<u>217,854.27</u>	9 month	matures 0.05% - 11/27/2022
		9 month	matures 0.05% - 2/17/2023

Liabilites:

Less: construction deposits (5,500.00)

Net Balance	<u>212,354.27</u>	change fr prior yr	<u>25,897.55</u>
-------------	-------------------	--------------------	------------------

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)
Balance at 12/31/17	200,868.99	6,226.26
Balance at 12/31/16	194,642.73	16,574.28

6/15/2022

Income/Expense Activity

Income:

Annual Dues	32,133.75	
Late Fees	165.00	
Transfer Fees	1,500.00	
Interest Income	52.00	
Total Income	<u>33,850.75</u>	

Expenses:

security	(4,200.00)	
grounds	(3,360.00)	
postage/PO Box/supplies	(13.20)	
taxes	(380.00)	
insurance		
legal		
misc		
Total Expenses	<u>(7,953.20)</u>	
Overall Total		<u>25,897.55</u>

Portal 3 HOA Road/Culvert Maintenance To Do List

June 18, 2022

Status

Open Items:

Arroyo West road repair by lot 158 & 159
 Naco road repair by lot 64
 road repair - Knob Hill (new construction)
 PSWID Portal Water Pipe Replacement Project
 HOA Road Crack Seal/Resurface

Open
Open
Open
Start ~ Late 2022 or Early 2023
After PSWID Water Pipe Work

Completed Repairs:

2021

Trail's End and Arroyo West intersection should be County or PSIWD
 road repair - Deer Creek Crossing and other should be PSIWD
 Road Ditch Cleaning
 PSIWD pavement repairs

Completed
Completed
Completed
Completed

2020

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

completed September 2020
completed August 2020

2019

Trails End Drive/Juniper Loop road repair
 Trees/bushes along roadways

completed - 2019
completed - 2019

2018

Arroyo West dirt on road/clean culvert area
 Road drainage ditch clean out
 Century Link complete road repair Arroyo East
 Road Ditch Cleaning
 Road crack sealing by Maurer

completed - 2018
completed - 2018
completed - 2018
completed - 2019
completed - 2018

2017

Water Dept.water leak N of metal plate on Juniper Loop (by lot 10)
 Arroyo East road repair (near lot 171)
 Willow culvert/road repair (near lot 197)
 Road Ditch Cleaning
 Gila County to water dept cover recessed on Trail's End by lot 80

completed - 2017
completed - 2017
completed - 2017
completed - 2017
completed - 2017

Open

Portal 3 CC&R violations

June 18, 2022

Lot #

1	Home Repair/Property Appearance	working
14	House Stain/Paint	5/2/2021
24	Unapproved Window Trim Paint	6/10/2022
43	Exposed Garage Shelves	5/2/2021
44	Upper Balcony Repair/Paint	4/24/2021
48	Rail Repaint	2/23/2022
55	Blue/Yellow Barrels & Blue Tarp	5/2/2022
84	Chimney Repair	4/24/2021
133	Prolonged House Build	working
153	House Paint	5/2/2021
153	Falling Driveway Wall Rocks	6/11/2022
183	Fascia Needs Painting	4/24/2021
60	Propane Tank - PSWID Responsibility	working

2022 Architectural Committee Approvals

<u>Lot Number</u>	<u>Date</u>	<u>Project</u>	<u>Status</u>
6	15 Feb	Septic Replacement	
20	11 May	New Deck	
35	26 Apr	Paint Upper Deck	
56	17 Apr	House Foundation Repair	
64	24 Mar	Roof Repair	
64	11 May	House Repaint	
70	10 Feb	House Build	
81	23 Apr	Front Door Replacement	
88	18 May	New Septic System	
97	3 Mar	Deck Railing Replacement	
109	8 Apr	Deck Repair	
124	10 May	Metal Roof & House/Trim Paint	
151	15 Feb	Roof Replacement	

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 _____

Start/Completion Dates _____ / _____

Request Approved _____ Request Denied _____ Date _____

Conditions/Reasons

AC Chair Name _____ Signature _____

Portal III HOA

Architectural Approval Checklist

April 2022

- Portal III AC Approval Application Form
- \$1,500 Refundable Deposit
- Plot Plan Boundaries
- Property Staked
- Setbacks – Front/Back 20, Sides 7 & 9, Corner 10
- Build Plans & Elevation
- Deck Plan – reinforcement if Spa/Hot Tub
- Septic Tank Plan
- Grading/Drainage/Erosion Plan – Including roof and gutter runoff
- Utility Accesses
- Landscape Plan
- Square Footage - AC Guidelines 1600
- Roof Pitch – Main 5/12, Other 4/12
- Colors – House, Trim, Deck, Garage, Doors, windows
- Roofing Style & Color – no Shake, Reflective or Flat
- Garage/Carport – Attached, 1-2 Cars
- Driveway – colored, asphalt, crushed stone
- Driveway Culvert, 18 - 24 inch diameter
- Outdoor Lighting - Shielded
- No Outdoor Fire Pit/Place – typical BBQ only
- No Outdoor Speakers
- Fire Dept Reflective Address & HOA Lot # Signs
- Aesthetics & Character
- Gila County Approvals
- CC&Rs & AC Guidelines Adherence
- Work Being Done by Who
- Start/Finish Work Dates – 6 months
- Working Hours 7-7
- Trash/Debris/Material Pickup & Containment – including Ditches Cleaned
- Available Fire Extinguishers
- Keep Work Music at Reasonable Volume
- Onsite Porta Potty
- Progress/Final Inspections
- Refund \$1,500 Deposit

PSWID Water Conservation and Drought Management

Increasing Drought Severity

PSWID WATER STAGE 1 * SAVE 10% *	PSWID WATER STAGE 2 * SAVE 15% *	PSWID WATER STAGE 3 * SAVE 25% *	PSWID WATER STAGE 4 * SAVE 50% *
SUPPLY: The Districts water storage or well production has been maintaining 90%-100% of supply, or is expected to do so for the next 7 days.	SUPPLY: The Districts water storage or well production has been maintaining 70%-89% of supply for 72 hours, or is expected to do so for the next 7 days.	SUPPLY: The Districts water storage or well production has decreased to 60%-69% of supply for 48 hours, or is expected to do so within the next 7 days.	SUPPLY: The Districts water storage or well production has decreased to 0%-59% of supply for 24 hours, or is expected to do so within the next 7 days.
REDUCE % RESTRICTIONS: Measures in ALERT 1 are in effect. The District will request customers to voluntarily reduce water consumption by 10% per household, and to limit water use by implementing the following measures:	REDUCE % RESTRICTIONS: Measures in ALERT 2 are in effect. The District will request all water usage to be reduced by 15% for each household, and to limit water use by implementing the following measures:	REDUCE % RESTRICTIONS: Measures in ALERT 3 are in effect, with some being restricted or prohibited. The District will request all water usage to be reduced by 25% for each household, and to limit water use by implementing the following measures:	REDUCE % RESTRICTIONS: Measures in ALERT 4 are in effect, with most being restricted or prohibited. The District will request all water usage to be reduced to 50% for each household, and to limit water use by implementing the following measures:
IRRIGATION: Limit outdoor watering and irrigation to 6pm-6am with the exemption of livestock	IRRIGATION: Limit outdoor watering and irrigation to every other day following the odd/even address method with the exemption of livestock	IRRIGATION: Outdoor watering and irrigation is prohibited on Mondays to allow systems to regenerate with the exception of livestock	IRRIGATION: Outdoor watering and irrigation will be prohibited on Mondays, Wednesdays, Fridays, and Sundays to allow systems to regenerate with the exception of livestock
DUST CONTROL: Limit washing of sidewalks, driveways, and parking lots for dust control	DUST CONTROL: PSWID water use for dust control is prohibited on weekdays except to protect public health and to meet county requirements	DUST CONTROL: PSWID water use for dust control is prohibited except to protect public health and to meet county requirements	DUST CONTROL: PSWID water used for construction is prohibited unless approved by the District and to meet Gila County requirements.
COMFORT: Limit use of outdoor misting systems, customers are encouraged to install artificial turf and xeriscape only	COMFORT: All customers are encouraged to wait until Stage 2 has been lifted before installing new misting systems	COMFORT: Use of water misting systems are prohibited	COMFORT: Customers are encouraged to not use water outdoors except for watering livestock
RECREATION: When draining swimming pools, wading pools, hot tub and jacuzzi type pools, ponds, etc. drain to landscaping or irrigation.	RECREATION: Filling swimming pools, wading pools, hot tub and jacuzzi type pools are prohibited on weekends unless required to maintain structural integrity, proper operation and maintenance, and/or to alleviate an issue that poses a public safety risk	RECREATION: Filling swimming pools, wading pools, hot tub and jacuzzi type pools are prohibited unless specifically required to maintain structural integrity, proper operation and maintenance, and/or to alleviate an issue that poses a public safety risk	RECREATION: Filling and draining of pools, wading pools, hot tub and jacuzzi type pools are prohibited. If they must be drained, it is suggested they be drained into landscaping and not into ditches or streets
IDEAS: Limit vehicle washing, or use recycled water such as grey water. Customers are encouraged to install water efficient toilets and fixtures to conserve water. Customers are encouraged to harvest rainwater for outdoor uses and any watering Limit use of any other outdoor water consuming activities	IDEAS: Vehicle washing is prohibited and customers are encouraged to use automatic car washes that use recycled water. Customers are encouraged to have back up storage of fresh water on hand. Restaurants should only serve water upon request	IDEAS: Airbnb's, VRBO's, hotels, STR's and any other of the sort are required to implement water conservation measures by encouraging patrons to reuse linens and towels. District also recommends handing out water conservation measure pamphlets to patrons or hang conservation measures at an easily accessible location on property	IDEAS: Customers are highly encouraged to implement water saving methods in their homes. For example: shorten shower times using the "military shower" method, limit bath use, turning water off while washing hands, brushing teeth, doing dishes, and general cleaning
		DISTRICT ACTIONS: Water service may be halted intermittently within sections of the service area to allow systems to regenerate. Drought surcharge and/or high usage fees may be implemented, or high usage customers may risk disconnection	DISTRICT ACTIONS: Water service may be halted intermittently within sections of the service area to allow systems to regenerate. Drought surcharge and/or high usage fees may be implemented, or high usage customers may risk disconnection
DISTRICT ACTIONS Notice Requirement: The District will notify customers of drought conditions (include in water bills, post in public places, the District's website, and social media) Such notice shall notify the customers of the general nature of the problem and the need to conserve water.	DISTRICT ACTIONS Notice Requirement: The District will notify customers of drought conditions (include in water bills, post in public places, the District's website, and social media) Such notice shall notify the customers of the general nature of the problem and the need to conserve water.	DISTRICT ACTIONS Notice Requirement: The District will notify customers of drought conditions (include in water bills, post in public places, and email) Such notice shall notify the customers of the general nature of the problem and the need to conserve water. The "one call" system will be implemented for outages.	DISTRICT ACTIONS Notice Requirement: The District will notify customers of drought conditions (include in water bills, post in public places, and email) Such notice shall notify the customers of the general nature of the problem and the need to conserve water. The "one call" system will be implemented for outages.