

Portal III June 2020 HOA Status Report

Items Attached:

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

Some updates:

- Maurer Sealing and Stripping will be crack sealing and resurfacing our HOA roads during July/early August. A separate email will be sent advising the exact dates and precautionary measures that will need to be taken during this work effort.
- Gila County has tentatively scheduled the summer of 2021 to chip seal our County roads – including Pine Creek Canyon.
- As mentioned in recent emails, the work on our new Monument Sign is underway with the latest effort being the initial placement of the new entry stone.
- Our recent, and ongoing, wildfires in our area, should give greater awareness and understanding to our CC&R policy of NO Outdoor Fires being allowed.
- Security responded to an Outdoor Fire a couple of times, and various barking dog complaints.
- Due to the dry and hot conditions, on July 2nd Tonto Officials closed our forest. This means no forest access is allowed at all – even for walking and hiking.
- Our next Brush Pickup is scheduled for the first week of November. Further details will be provided during September.
- There have been complaints of excessive/annoying outdoor lighting. Please limit outdoor lighting to reasonable hours and shield any lighting from shining onto adjacent properties.
- There have been noise complaints of excessive, and prolonged dog barking, leaf blowers, and ATV usage. Please try to limit the usage of any machinery to reasonable durations and hours, and please watch over 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.

Portal III Pine Creek Canyon HOA Meeting – June 20, 2020

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

Secretary's Report (Darwin Huber)

Treasurer's Report (Craig Kjell)

Delinquent 2020 dues is lot: 74 (didn't pay 2016, 2017, 2018, 2019) purchased at tax auction
Filed Annual Corporation Report for 2020

Old Business

Road/culvert maintenance To Do List (see attached)
CC&R violations review (see attached)
Fire pipe stand update
Sign Committee (Cheryl Thomsen) A big THANK YOU to Bob and Wendy Wirth for donating large boulder for monument sign from their lot
Lot Number signs (Chuck Casey)
HOA website (Christine Schroedel)
Welcome Committee Report (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)

Brush Fall pick-up schedule

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

New Business

Officers: new 2 year- term

Secretary: Darwin Huber
Treasurer: Craig Kjell

Closing

Dogs – Speeding – Contact List – Vehicle decals

Next meeting: October 17, 2020 at 10:00 Pine Fire Dept. Meeting Room (tentative)



Portal Pine Creek Canyon Unit 3 HOA

6/9/2020

Net Balance

Assets:

Chase checking account	52,178.40		
Chase High Yield Savings	30,681.45		monthly @ 0.2%
Chase CD	121,577.21	11 month	matures 1.25% - 8/27/2020
Total Chase	<u>204,437.06</u>	9 month	matures 1.00% - 11/27/2020
		9 month	matures 0.20% - 3/17/2021

Liabilities:

Less: 2021 dues received in 2020	-		
Less: construction deposits	<u>(1,500.00)</u>		
Net Balance			change fr prior yr
	<u>202,937.06</u>	<u>23,666.46</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	(15,114.96)
Balance at 12/31/13	175,583.68	17,596.83
Balance at 12/31/12	157,986.85	20,956.10

6/9/2020

Income/Expense Activity

Income:

Annual Dues	32,505.00	
Late Fees	35.00	
Transfer Fees	900.00	
Interest Income	<u>1,343.03</u>	
Total Income		34,783.03

Expenses:

security	(3,000.00)	
grounds	(6,812.62)	
postage/PO Box/supplies	(638.43)	
taxes	(264.00)	
insurance		
legal	(401.52)	
misc		
Total Expenses	<u>(11,116.57)</u>	
Overall Total		<u><u>23,666.46</u></u>

Portal 3 HOA Road/Culvert Maintenance To Do List

June 20, 2020

Status

Open Items:

- 1) chip seal cul-de-sacs
- 2) Gila County Chip Seal (Steve Sanders)
- 3) Drainage and erosion plan
- 4) road repair - Knob Hill (new construction)

June 2020 (temp above 70 degrees)
after July 1, 2020 and before June 30, 2021

Portal 3 CC&R violations

July 7, 2020

2020

Lot #

Letter sent

Status

1st	2nd
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OPEN

Lot #

1	home repair	3/28/2020	6/9/2020	
56	trailer storage	6/29/2020		
138	paint	6/3/2020		Homeowner to paint in summer 2020
151	shed on lot			

Closed

2020

6	nusiance - barking dog	Darwin talked to owner multiple times		
6	trailer storage	6/29/2020		
15	trailer storage	6/29/2020		
69	nusiance - barking dog	Darwin talked to owner multiple times		
107	trash bags	6/29/2020		
108	dead trees	6/9/2020		
185	outdoor fire	6/9/2020		sent letter reminding homeowner of no fires allowed and possible fines

Architectural Committee Report

July 6, 2020

Air Conditioning Unit Installation

- Lot 11/12 Finished

Deck Repairs

- Lot 11/12 In Progress
- Lot 78 Finished
- Lot 80 Finished
- Lot 83 In Progress
- Lot 130/131 In Progress
- Lot 145 In Progress
- Lot 150 In Progress
- Lot 165 Finished

Dog Runs

- Lot 76 In Progress

Exterior Lighting

- Lot 136 In Progress

House Painting

- Lot 11/12 In Progress
- Lot 21 In Progress
- Lot 73 Finished
- Lot 47 Finished
- Lot 117 In Progress
- Lot 123 Finished
- Lot 125 In Progress
- Lot 138 Finished
- Lot 165 Finished

House Remodels

- Lot 4/5 In Progress
- Lot 65/66 Finished

New Home Builds

- Lot 31 Not Started
- Lot 133 Pending
- Lot 139 Not Started
- Lot 189 Not Started

Retaining Walls

- Lot 127 Finished - Paint
- Lot 162/163 Finished – Paint
- Lot 179 In Progress