

Portal III – June 15, 2019 HOA Meeting Minutes

The meeting was called to order by President Dave Johnson. Other Board members present were Craig Kjell and Darwin Huber. Twenty-five homeowners were in attendance.

Secretary's Report:

There was an attendee's concern that the March 23, 2019 minutes reflected the names of the new Board members who were nominated after the March meeting. Therefore, under the New Business section of the March minutes the wording will read:

Election of Board Members - The three positions are President, Vice President and Member At Large. Dave Johnson and Ira Gibel agreed to volunteer for two of the three positions. The Board inquired of the attendees if they would like to be considered for nomination and two individuals said they would.

The remainder of the March minutes were approved by Dave Johnson and seconded by Craig Kjell.

Treasurer's Report:

Craig Kjell indicated that only lot 74 was delinquent in paying their HOA dues, as was the case for 2016, 2017, and 2018. A lien has been filed on the respective property.

Craig stated that we have two new CDs with Chase bank – one for 9 months and the other for 11 months at 2%.

Craig presented the attached Treasury Report. As of 6/4/2019 our balance was \$204,118.72.

Old Business:

Road/Culvert Maintenance:

Please see attached to do list.

Darwin indicated that about 50% of the roadside pruning had been accomplished prior to the spring brush pickup, the remainder will be done during the fall brush pickup timeframe. Darwin thanked Jeff Stringham and Dave Johnson for their work on this project.

Dave Johnson has been in contact with Gila County Public Works concerning the resealing of our County roads. We have been advised that Trails End and Juniper Loop are scheduled for a chip seal sometime between July 1, 2020 and June 30, 2021. Prior to the chip seal both roads will have needed repairs completed.

Ira indicated that the PSWID water tank refurbishing was near completion and the only remaining work was to clean the affected street culvert and to grate the path going to the tank and to install some erosion control.

HOA Violations

Please see the attached Portal III CC&R violation list.

If your lot number shows an open status, please let your Board know if you have completed the work or when you plan to have the respective violation closed. Your prompt attention to these violations is appreciated to avoid additional notifications and potential fines.

The Board, as well as your neighbors, appreciate your proactive responses in promptly removing identified mistletoe and any diseased and/or dying trees.

Rentals

Your Board wants to remind everyone that our CC&Rs do not allow rentals less than six (6) months in duration and the Board requires a copy of the respective rental agreement.

Outdoor Fires

A reminder, our CC&Rs state that **no** outdoor fires are allowed. Please be sure to tell any guests that you have visiting of this restriction, as well as all other CC&Rs and Bylaws.

Fire Hydrant Review

Darwin reported that the FDCP project is complete except for some cleanup work and some clarification discussions with the sub-contractor over some extra billing.

Entry Features and Signage

Lynette Johnson provided an update on the progress of the sign committee. New signs have been added on Trail's End Drive and Spruce Road, as well as at the trail access on Trail's End stub and Hilltop. The majority of the comments received have been favorable with the exception that newly installed Portal III sign at the corner of Pine Creek Road and Trail's End which needs to be reviewed for placement.

It was noted that as of June 1, 2019, the Arizona Game and Fish regulations have been amended to now include bow and arrow (archery) in the same prohibited category as guns/rifles. Neither guns or bow and arrow shooting is allowed within ¼ mile of a residential development. The Sign Committee would like to encourage all Portal III owners to remove their No Hunting Sign/No Trespassing Signs, since they are no longer required, and their absence will greatly improve our Portal's appearance. Your cooperation is appreciated.

Proposed designs of the monument sign located at the main entrance to Portal III will be shared at the next Board Meeting. The Committee would like to thank those who have provided comments and requests your continued feedback.

Lot Number Signs

To speed up the completion of the new lot signs your Board decided to check Chuck's scheduled completion of the project or a we will contract this work out to a third party. Ira will contact Chuck on status.

Updated HOA Website

We have received positive responses and feedback on our updated website that Christine Schroedel developed and maintains for the HOA. **We encourage everyone to look at the website and provide us your thoughts. It can be found at <https://www.portal3.org/>**

Welcome Committee

As mentioned at previous meetings Jean McKelvey, and her committees, Welcome Packages to new homeowners have been very well received.

Architectural Committee:

Please see the attached Architectural Committee report given by Bob Barr.

As a reminder, **any** alteration or construction on the outside of your home/lot requires prior approval. This includes exterior painting, even if it's the same color. Your adherence to this requirement is appreciated and required.

Security:

Chuck Casey was not present at the meeting to give a Security Report. However, nothing of significance was noted in his monthly reports to the Board.

During the March HOA meeting Chuck asked the Board to provide him with a notice containing language that he can put on non-Portal III vehicles that are trespassing in our Portal. Darwin worked with Chuck on the wording and a copy of the notice is attached.

Environmental/Fire-wise:

Darwin reported that 24,960 pounds (or about 12.5 tons) of brush was picked up during our spring brush pickup. This compares to 6.8 tons from our previous fall pickup and 64 tons from our 2018 spring pickup. Thanks to everyone who participated in the brush pickup.

Your Board approved a fall 2019 pickup for the end of October. A subsequent email will be sent out indicating the dates for putting out brush (Oct 1 – 31) along with instructions and guidelines for the brush pickup and for firewising your lots.

Snow and Street Debris Removal Committee:

The two stop signs that were damaged from the recent snow plowing have been repaired.

New Business

Your Board nominated Robin Humes for the At-Large Board position for a two-year term. Dave Johnson will continue as President, and Ira Gibel has taken the VP position.

The position of Treasurer has one year remaining of a two-year term and Craig Kjell has volunteered to complete the remaining term.

There was discussion on the process of nominating/electing Board members and your Board took an action to send a separate communique to the HOA membership on the selection process.

Ira Gibel gave a presentation on Snake Safety – a copy is attached.

There were complaints about noise within our Portal – leaf blowers going all day, construction work, and barking dogs. Everyone is encouraged to be respectful of the natural quiet we enjoy in our serene community and to be courteous in keeping noise to a minimum.

Darwin suggested the idea of forming a Social Committee to get members of our HOA together from time to time to embrace a sense of comradery and friendship. Jean McKelvy expressed an interest in leading the committee. Darwin took an action to send an email out to everyone to see what interest there is among the membership.

Dog Complaints

As a courtesy to your neighbors and community, please keep your dogs on your property, and leash them when walking them. Please be considerate, pickup, and properly dispose your dog's waste and keep barking to a minimum.

While there is not a CC&R restriction on this, there is a Gila County and Arizona State Animal Control Ordinance concerning keeping dogs on your property and being on a leash when not. The contact for Payson Animal Control is 928-474-1210.

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.

Our Next HOA Board Meeting

Saturday – October 19, 2019

10:00 AM

Pine Fire Department Meeting Room

Please attend and be involved in our Community and Your HOA

Your Attendance is both Appreciated and Encouraged

Thank You

Portal Pine Creek Canyon Unit 3 HOA

6/4/2019

Net Balance

Assets:

Chase checking account	53,803.51		
Chase High Yield Savings	30,668.60		monthly @ 0.5%
Chase CD	119,646.61	9 month	matures 11/27/2019 @ 2.0%
Total Chase	<u>204,118.72</u>	9 month	matures 2/17/2020 @ 2.0%
		11 month	matures 4/17/2020 @ 2.0%

Liabilities:

Less: construction deposits	<u>(3,000.00)</u>	
Net Balance	<u>201,118.72</u>	change fr prior yr <u>23,022.71</u>

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

6/4/2019

Income/Expense Activity

Income:

Annual Dues	32,505.00	
Late Fees	185.00	
Transfer Fees	900.00	
Interest Income	39.52	
Total Income	<u>33,629.52</u>	

Expenses:

security	(3,000.00)	
grounds	(5,648.23)	
postage/PO Box/supplies	(204.46)	
taxes	(254.12)	
insurance		
legal	(1,500.00)	
misc		
Total Expenses	<u>(10,606.81)</u>	
Overall Total		<u><u>23,022.71</u></u>

Portal 3 HOA Road/Culvert Maintenance To Do List

June 15, 2019

Status

Open Items:

- 1) Road sealant project (last done in 2014)
- 2) Arroyo West - monitor erosion in 2019 ~ CHECK MONSOON

schedule for July or August 2019

Completed Repairs:

2019

Trees/bushes along roadways - STILL OPEN - FINISH FALL PICKUP

completed - 2019

2018

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

completed - 2018
completed - 2018
completed - 2018
completed - 2018

Portal 3 CC&R violations

June 15, 2019

2019

Lot #

Letter sent

Status

1st	2nd
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OPEN

Mistletoe/Bark Beetle

2	dead tree (2)	talked to owner 5/21	trying to remove during brush pick up
44	mistletoe	5/6	
47	mistletoe	5/1	homeowner emailed would take care of
55	mistletoe	5/6	will take care of in June
60	mistletoe	5/1	homeowner emailed had contacted Trees By Robyn
63	mistletoe	5/6	
176	mistletoe	3/27	
187	mistletoe	5/6	

Homes:

120	woodpecker siding damage	9/10/18	emailed DJ to be fixed weekend 9/29
138	paint	5/5	10/10 has begun painting project - need back and trim DJ to call
197	bushes planted		

Distressed

167	distressed tree	9/10/18	Darwin visited with home owner at site
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Closed

2019

40	dead tree	5/1	
49	bark beetle	5/6	to be removed Memorial day weekend (had been watching since
54	mistletoe		talk to homeowner 4/28/emailed back work done
61	mistletoe	5/1	homeowner emailed would take care of
62	mistletoe	5/6	
67	mistletoe	3/27	emailed 419 work completed

JUNE 15 2019

PORTAL III ARCHITECTURAL COMMITTEE REPORT

HOUSE PAINTING

LOT 25 JUNIPER LOOP

LOT 35 PINE CONE

LOT 187 WILLOW

DECK REPLACEMENT

LOT 157 TRAILS END

LOT 165 WEST ARROYA

LOT ~~180~~ TRAILS END



NEW ROOF

LOT 120 MILK RANCH

NEW HOUSE BUILD

LOT 68 NACO - FINISH THIS SUMMER

LOT 69 NACO – FINISH THIS SUMMER

PORTAL III HOA NOTICE

Please be advised you may be illegally parked on a private road

As posted coming into Portal III, and at our private roads

No Parking

No Trespassing

No Hunting

No Forest Trail Access

Your vehicle identification has been noted

Law enforcement may be notified upon repeated occurrences

Please have Respect for our Privacy

Portal III Home Owners Association

PO Box 1929 Pine, AZ 85544

Snake Safety

1. **Be aware of your surroundings** at all times. Don't just blindly wander through woods, weeds, trails, bushes, and the like.
2. **Avoid specific snake habitats** like brush piles, debris mounds, logjams, root systems, abandoned buildings, watery area, "cover" in general. Remember, they may be anywhere else also!
3. **Wear leather** shoes or boots at least ankle high or better when walking in suspected snake country.
4. **Never sit or climb** (feet and hands), or step over obstacles anywhere without first looking carefully prior to taking the move.
5. **Observation is critical** to avoidance - learn to check around with a sweeping glance for anything that seems out of place, for this may be your subconscious notice of a camouflaged critter lurking close by.
6. **Near water** of any kind, be aware that many species "hang out" there and will likely be quite hidden from view while they are sleeping or hunting - just be more alert.
7. **Remember that snakes have needs** for shelter, water, and food basically in that order just to survive, so be aware of these "needs" and be alert when these are especially present in any combination. Learn to recognize food favorites of the species in your area so that when you know the food animal's habits, you also know those of the snakes!
8. **Try not to stalk** along quietly as snakes have many sensing devices to warn them of your presence - let these work freely with noise, movements, etc. and thus not make the snake think it may be the target of a predator when it would need to become more aggressive!
9. **Take a pet** along on outings since these animals have a much more effective set of senses when it comes to snakes - a point guard is often a good confidence builder and may serve as a beneficial warning.
10. **When a snake is spotted, leave it alone!** So many bite victims have chosen to hit the snake or try to catch it. Remember, where there is one, there are likely others! Be alert!
11. **Learn more about snakes** in the area where you live or play so that you better understand their capabilities and behaviors.
12. **Learn basic snakebite first aid.** Prepare yourself and always expect the unexpected.
13. **Be in tune with your environment** - know that most critters, including snakes, try to avoid human contact. Practice skills that make you more aware of what is happening and what critical conditions are present as you move through the fields and streams.

The preceding information was used courtesy of <http://www.wf.net/~snake/index.html>

FIRST AID: If an individual is bitten by a poisonous snake, (only 4 in the USA - rattlesnake, water moccasin, copperhead and coral snake),

- #1. CALL EMS IMMEDIATELY.
- #2. WASH the wound and immobilize the area, keeping it lower than the heart if possible.
- #3. DO NOT apply ice, DO NOT cut the wound, and DO NOT apply constricting bands or a tourniquet.
- #4. GET MEDICAL HELP IMMEDIATELY.

Happy Trails!