

Portal III October 21, 2017 Meeting Minutes

The meeting was called to order by President Dave Johnson. Other Board members present were: Darwin Huber, Linda Armstrong (via phone), and Ira Gibel. Twenty-five homeowners were in attendance.

Secretary's Report:

Dave Johnson made a motion to approve the June 10, 2017 Meeting Minutes. The motion was seconded by Ira Gibel and approved.

Treasurer's Report:

Linda Armstrong presented the financial report. The report reflects a net balance as of October 20, 2017 of \$201,892.60. There is currently one lot with unpaid 2017 HOA dues. The 2017-2018 HOA insurance through Crabdree was renewed.

The Board approved to keep the \$150 annual HOA dues the same for 2018. With dues being payable on January 1, 2018 and past due after February 28, 2018. **A 2018 payment form is attached.** Please ensure your lot number(s) are identified with your appropriate payment.

Old Business:

Road/Culvert Maintenance and Signage:

The erosion issue on Arroyo West, near lot 63, received a lot of discussion. It is the last remaining major erosion issue in the Portal and one that has been looked at many times with no real solution realized. The source of the erosion is from the very steep hillside slope of lots 143 and 144. Darwin Huber and Bob Barr will continue looking for solutions and will seek additional professional advice. Armstrong Land Services has already looked at it to remedy the situation.

The water leak at the intersection of Juniper Loop and Hilltop appears to be fixed.

Since we may be installing additional fire hydrants in the coming months, Darwin Huber suggested that we defer the HOA road resurfacing until next year, and just do the crack sealing this year. This was approved by the Board.

HOA Violations

Please see the attached Portal III CC&R violation list. If your lot number shows an open status, please let the Board know if you have completed the repair/paint/clean-up or when you plan to have the respective violation closed.

Most everyone has been positive and responsive in addressing violation notifications which is very much appreciated.

Fire Hydrant Review

Ira Gibel indicated that Verde Engineering has completed their engineering study, with the assistance of PSWID and the PSFD, and the Board approved having Verde Engineering obtain 2-3 quotes for the installation of five additional fire hydrants within our Portal.

Update HOA Website

The \$2,000 website quote obtained from Silver Mouse Productions was viewed as too expensive and an action of updating our website using Wordpress was given to Chuck Casey, Barbara Huber and Christine Schroedel. It was stressed that prompt progress needs to be conducted since our present website is out-of-date.

Lot Number Signs

Nine "football shaped" lot signs are being powder coated and Chuck Casey will make five more by the next HOA meeting. Dave Johnson took an action to obtain metal for additional signs.

Emailing HOA Minutes

Darwin Huber indicated that he received 107 positive, and no negative, responses to the HOA email asking if lot owners were acceptable to having future HOA Meeting Minutes emailed instead of physical mailing to save the HOA about \$800/year in postage. So henceforth they will be emailed to everyone we have an email address for, and mailed by post for those we don't. If we don't have your email address please provide it to knobhill1296@gmail.com. All email addresses will be held in confidence and will only be used by Officers on the Board of Directors for HOA related business.

Entry Features and Signage

In Jim Startup's absence, Darwin Huber presented an update with respect to the Portal's entry features and signage. There are 28 different signs/features throughout our Portal. They are either outdated, faded, lettering not visible, and/or do not provide a clear consistent demarcation for our community. The Board approved to move forward with this project to refresh the signs and features. Darwin Huber and Bob Barr volunteered to assist Jim, and his wife Deb, if needed.

Other:

It was suggested the Board bring lot maps to future meetings so people attending could better follow, and understand, the meeting discussions. A Portal III map is attached.

A few in attendance complained about the noise of ATVs running around our community. While ATVs are allowed within our Portal, it was suggested that if someone is causing a nuisance and/or driving late at night that Chuck Casey of Security should be contacted.

Architectural Committee:

Bob Barr provided the following recap of activities since our last meeting:

- Nine violation notices were sent to lots having trailers on their property. Seven have been removed, two that covered theirs with brown tarps were told this was not an acceptable solution and the respective owners said the trailers would be removed by the end of October. The Board appreciates everyone's positive response. There was discussion on how long a trailer can temporarily be on a homeowner's property. Bob took an action to find the answer to this question.
- Four house paintings were approved.
- A deck modification on lot 99 was approved.
- A water/erosion issue involving excavation and drainage redirection was approved for lot 131.

There was discussion about a couple of house paintings being started without prior AC approval.

Bob took an action to clarify authorized paint colors.

There was discussion about metal roofs and which types were allowed. Bob took an action to clarify this.

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's the same color. Your adherence to this requirement is appreciated.

Security:

Chuck Casey said it's been quiet since our last meeting. Only an outside vehicle on Trails End stub was reported.

Chuck was advised that there have been complaints of driving too fast during his security runs. A number of attendees voiced their concurrence on this. Chuck said he would slow down in the future.

A couple of attendees asked if there could be another method to identify Portal III vehicles as they were having difficulty getting the "three pine trees" stickers to adhere to their windshields. Darwin Huber took an action to look into this.

Environmental/Fire-wise:

Darwin Huber thanked everyone who cleaned up their lots and put brush out for the October pickup. Especially those who Firewised their lots. About 12 tons (25,000 pounds) of brush was picked up. This compares to 61,000 pounds from May 2017 brush pickup.

The Board approved two brush pickups for 2018. Details will be forthcoming. The audience suggested having the next fall brush pickup moved to the end of October to capture the fall pine needle droppings. Darwin said he would look into this.

There continues to be discovery and open issues of mistletoe and bark beetle infestations. If you have received a letter on this, please act promptly to remedy the situation, and please advise the Board accordingly. Also, please inspect your properties on a regular basis for mistletoe and diseased trees.

We are looking for individuals that would like to volunteer their time by participating on the Environmental Committee to identify lot owners having mistletoe or bark beetle infested trees.

Snow and Street Debris Removal Committee:

With the snow season approaching there was discussion on snow plowing. It was stated that the threshold for snow removal was a four-inch accumulation, along with a break in the weather pattern.

There were complaints about driveways being blocked in by the snowplows (both County and HOA) when the streets were plowed. There was discussion about how to address this, and which driveways really need clearing – vacant versus occupied homes, visiting during the winter, etc. Ira Gibel and Barbara Huber took an action to find acceptable solutions.

New Business

- Due to the duration of the meeting, the subject of evaluating/hiring a Third Party HOA Management Company was tabled until the next HOA meeting. Darwin Huber said that the main reason this is being considered is to reduce the occurrences of personal tension between lot owners and the Board with respect to enforcing our written CC&Rs. Darwin stated that the Board's goal is to keep our HOA community attractive and to preserve our property values. And to do so on a consistent and equal basis.
- The Board has received complaints about dog owners not picking up after their dogs and not having dogs on leashes when walking them and letting their dogs run loose. Many audience members agreed with this. If you have a dog please be considerate and understanding concerning this matter.
- Due to the duration of the meeting, the subject of developing a Newcomers Welcome/Information Package was tabled until the next HOA meeting. If anyone is interested in working on this project, please let Darwin know.
- The Board approved donating \$100 to the Pine-Strawberry Fire Department for the use of their meeting room during 2017.

Deer & Elk Feeding

While it is not illegal to feed Elk and Deer in Gila County, it is requested that you don't for the health of the animal and for your safety. Since commercial feed is unhealthy and wild animals can be unpredictable.

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 windshield. If you don't have one, please contact any Board member. They are free and help identify vehicles belonging to Portal III property owners.

Speeding within Portal III

Speeding continues to be an issue within our Portal. Please act responsibly by slowing down and adhering to the posted speed limit as you drive in our Portal. After all, you are in Pine, so think Pine Time. Plus, our wildlife will appreciate you slowing down as well.

Lot/Homeowner Contact Information

We still need current contact information from some lot owners. This information will be kept confidential and will only be used for official HOA Board of Director business matters. If you are owners of the following lots, please provide the HOA, at knobhill1296@gmail.com, with your current email address and phone number in case of an emergency, and other important matters: **Lots – 21, 53, 56, 74, 85, 105, 149, 157, 166, 172, 184, and 185.** Thank You.

Our Next HOA Board Meeting

Saturday – January 20, 2018

10:00AM

Pine Fire Department Meeting Room on Hardscrabble Road

Please try to attend and be involved in our Community and Your HOA

PORTAL III HOA

2018 Annual Dues Notice

Below is a remittance form for your annual Homeowner's dues of **\$150.00 per lot**. Fractional lots are prorated accordingly.

Dues are payable January 1, 2018 and are past due after February 28, 2018

Dues paid after February 28, 2018 will be subject to late fees of \$15 per Lot as of March 1, 2018, and \$5 per lot for each delinquent month thereafter. Fractional lots prorated accordingly.

Checks should be made payable to "Portal III HOA" and mailed to:

Portal III HOA
Box 1929
Pine, AZ 85544-1929

If you have any questions, please contact Linda Armstrong at 928-970-2182 or lindaarmstrong2182@gmail.com

To ensure proper credit, detach and return this portion with your appropriate dues payment and please include your lot number(s) on your check.

Please fill in the following information

Name _____

Lot #s _____

Amount Paid _____

Date _____

Emergency/HOA Contact Information:

Phone Number _____

Email _____

Amount Due: **\$150.00 Per Lot.**
Fractional lots prorated accordingly.

Due By: **February 28, 2018**

Late Fees: \$15 per lot as of March 1, 2018
and \$5 per lot for each delinquent month thereafter.
Fractional lots are prorated accordingly

Submit appropriate payment to:

**Portal III HOA
Box 1929
Pine, AZ 85544-1929**

Portal 3 HOA Road/Culvert Maintenance To Do List

October 21, 2017

Status

Open Items:

- 1) update APS project on Trail's End
- 2) Arroyo West culvert quote (by lot 163)
- 3) possible water leak Juniper Loop and Hilltop intersection

Darwin to address

Completed Repairs:

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)
- Gila County to water dept cover recessed on Trail's End by lot 80

Fixed - 2017
Fixed - 2017
Fixed - 2017
Fixed - 2017

2016

- Arroyo West dirt on road/clean culvert area
- Cul-de-sac sealant repair
- Completed clean up ditches prior to monsoon season
- Water Dept. cover recessed below the pavement on

Fixed - 2016
Fixed - 2016
Fixed - 2016
Fixed - 2016

2015

- Culvert plugged lot 99
- Junction box at corner of south Hilltop Drive/Juniper Loop fix by APS
- PSWID water valve exposed on Hilltop Road
- Water leak on Milk Ranch View needs to be fixed by PSIWD
- Water tank overflow on Canyon View
- Water leak on Juniper Loop
- Lower SW corner of Juniper Loop/Trails End-cement ditch deteriorated causing the road to be undermined. The owner of Lot 151 fixed

Fixed - 2015
Fixed - 2015
Fixed - 2015
Fixed - 2015
Fixed - 2015
Fixed - 2015
Fixed - 2015

Portal 3 CC&R violations

October 21, 2017

2017

Lot #

Letter sent

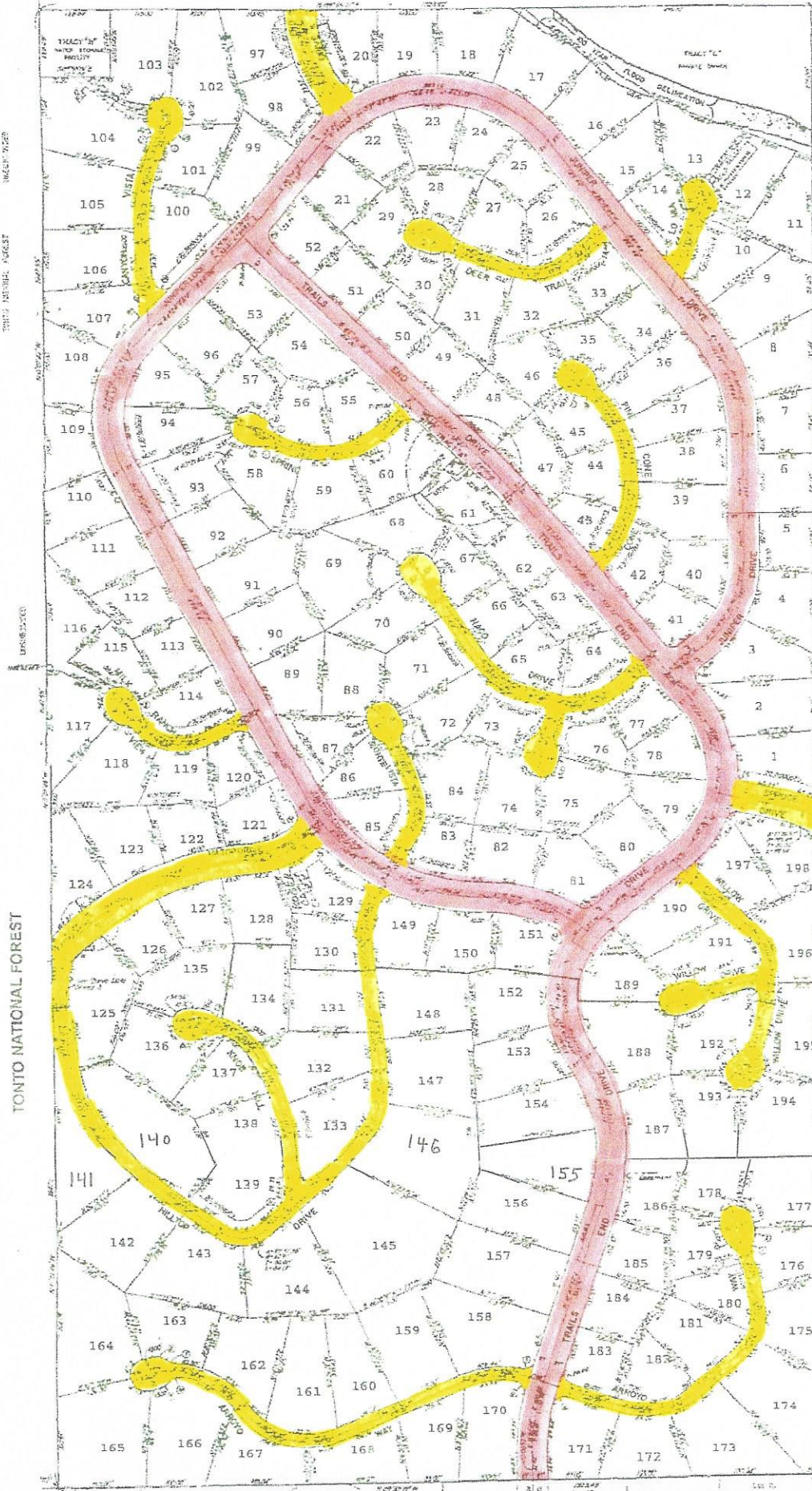
Status

1st

2nd

OPEN

Lot #	Description	Letter sent		Status
		1st	2nd	
35	bark beetle/dead tree	9/26		emailed 9/26 - they would take care of in a few weeks
55	mistletoe	4/20	9/18	owner wrote back spent \$1,800 in 2016 will be up to check out
129	dead tree	10/17		
147	mistletoe	8/21		
2	lot/house maint			good progress in repairs and clean-up
6	deck worn	5/3		Pat Lake called 9/25 and is getting quotes
15	paint/woodpecker	5/3	9/14	tried to get done earlier but now planned for Nov 2017
16	firewood storage			Bob to have follow-up talk with owner
19	paint	5/3	10/5	email 10/5/17 has contract waiting for painter Nov 2017
29	restain fireplace	4/27		tree was removed
40	paint trim	4/27		tree was removed
73	woodpecker siding damage	5/5		
138	paint	5/5	10/10	
159	deck repair/paint	5/4	10/10	will meet Bob Barr Oct 21
160	paint/deck repair	5/4	10/10	called to say getting quotes and will get done
168	paint	5/4		emailed 9/25 looking at addition, if not will get painted



1402
COUNTY

TONTO NATIONAL FOREST

THE PORTAL
pine creek canyon - UNIT 3
LOT MAP