

Portal III Quarterly HOA Meeting Minutes – Saturday, October 8, 2022

The meeting was called to order at 10:01 am by Darwin Huber

The meeting discussion items were limited to ensure enough time was devoted for discussing the Juniper Trailhead that is being proposed within our Portal at the end of Trails End stub.

Welcome and Introductions:

The Board of Directors were introduced to the residents and the residents also introduced themselves.

There were 26 Property Owners in attendance

An agenda packet was given to all in attendance.

Packet included: Also, attached to these minutes.

- Agenda for today's meeting
- September 30th Financial Report
- HOA Road/Culvert Maintenance Status
- Property CC&R Violations
- Architectural Approvals for 2022
- Portal III Security Patrol Agreement
- Proposed Juniper (Portal III) Trailhead Discussion Items.

Treasurer's Report

Dave Johnson prepared the September 30th financial report, and it was included in the packet handout. Lot 185 is being foreclosed with a Trustee Sale on December 14th.

Old Business

HOA Road/Culvert Maintenance - We need residents help in keeping ditches and their properties in good order.

We were planning to have our ditches cleaned by Jim Armstrong before the Fall Brush Pickup, but it was rescheduled to AFTER the Fall Brush Pickup.

Water Flow and Erosion plans:

A map showing major erosions areas was distributed by email September 3rd to all residents.

If your neighbor's water flow is causing issue with your property, please work together in controlling the situation.

Property CC&R Violations - Open Property CCR Violations are listed and included in the packet. We have been lenient during the past two years because of the Pandemic and economy. But we need to get stricter on the delinquent open violation items.

If you have an open violation – Please advise the Board when you plan to have the violation resolved, to avoid potential monetary fines.

There have been recent findings of Mistletoe and Bark Beetle infestations. Their removal is important since these are invasive and spread to other trees. This year is better than past years since residents have been removing every year.

Bark Beetles can kill a tree within days. We had a breakout about 5 years ago and lost about 30 trees. Caroline Yost also mentioned 2002-03 also had a significant problem with Bark Beetles destroying many trees.

Architectural Committee

Projects Approved in 2022 were included in handout packet.

Please remember to fill out an Architectural Approval form when you are planning to do modifications OUTSIDE your home. This includes deck repair, painting, roof repair etc. The Architectural Committee will approve by email, usually very promptly.

Signage should be limited on your property – Besides a lot number sign and a Fire Department approved reflective house address sign, only two other signs are allowed. Please refer to our CC&Rs for approved dimensions. Also, please keep the colors natural.

Security Report

Chuck Casey was not at the meeting. If you need to contact him, his phone number is: 928-951-5524

Environmental/Firewise

Fall Brush Pickup/Fire Wising – Placement is October 1 -30th. Pine needles do NOT need to be bagged but pinecones DO need to be bagged.

Mistletoe and Bark Beetles – We need your help in looking around your property and taking care of either of these infestations. Also, if you notice Mistletoe or Bark Beetles within our Portal, please contact a Board member.

Snow and Street Debris Removal Committee

The committee is chaired by Barbara Huber who needs assistance from all homeowners in monitoring the location and amount of snowfall accumulation. Within the Portal we have both HOA and County roads. Trails End and Juniper Loop are plowed by the County; we use a private company to plow our HOA roads and try to coordinate with the County and follow their plow as our driveways are often blocked with a “berm.” If planning to use your driveway, homeowners can put out 27” orange traffic cones on each side and our plow will attempt to remove berms left by the County.

Remember to keep roads clear of parked cars to assure snow plow access, do not interfere with the plow driver, and inform all family/friends/guests of our HOA rules.

Contact Barbara with any questions or concerns and provide location and amount of snowfall accumulation. 623-910-0886 (prefer text) or barbara.huber1948@icloud.com

New Business

Welcome Committee – Karen Van der Werf provided freshly baked cookies for the meeting! Thank you – the were delicious.

Tract C Status: Tract C was sold out of the HOA by the developer, Iverson in 1987 timeframe. The tract was sold last year, and the new owners had plans that were of concern to homeowners and the HOA. The adjacent homeowners have opened a lawsuit to ensure the development plans for Tract C follow our CC&Rs and Architectural Guidelines. A hearing is scheduled for November 2nd.

Security Cost Increase:

The HOA Board proposed an increase for our Security Patrol provided by Chuck Casey.

A revised Security Patrol agreement was included in the handout.

The Board has been paying \$600 per month since 2003-4. The proposal is to increase this to \$750 per month. Dave Johnson did disagree with the increase and suggested leaving at \$600 and only patrol once per day. Most residents in attendance think Chuck does a great job and is very helpful to neighbors.

Most members fully supported the increase due to the cost of gas and wear and tear on the vehicles.

Caroline Yost made a motion to increase the Security payment to \$750 per month.

Debby Doyle seconded the motion; All Board Members approved the increase.

Comments from the Board:

The HOA pays to have roads Crack sealed every 2 years, resurface every 4th year.

Trailers are not allowed to be parked in our Portal, except for short term when you are moving items, etc. Please let the HOA know when you will be using your trailer and the dates it will be parked.

Same for motor homes, if you are having guests or loading up your motor home for a trip, just email the HOA and let them know a motor home will be parked there for a couple of days.

Our number one complaint in the Portals is dogs. We have many complaints about dogs barking, not on a leash and owners not picking up after their dogs. Gila County does have a leash law, so please keep your dogs on a leash. Please remember to pick up after your dogs.

Jeff Stringham suggested we may need to start fining residents when they don't attempt to keep their dogs from barking constantly all day long.

Jeff Stringham mentioned speeding in the Portals. ATVs are noisy and unsafe in the neighborhood, please limit their use within our Portal.

Keep trinkets off the trees, and try to keep our landscape natural.

Christmas Lights: Please use discretion when decorating for Christmas. A standard time for keep lights on would be 5 pm to 11 pm. Christmas decorations should be removed no later than one week after New Year's Day.

Portal II Public Trailhead Proposal - Open Membership comments

Randy Roach asked, "Why should the Forest Service encourage trail heads in neighborhoods?"

Ownership of the Trails End Stub is questioned. Does the HOA or County own the property. The HOA has been maintaining the stub for more than 15 years.

Can we gate the Community? About five years ago there was a feasibility study conducted and gates were deemed not practical due to having a turnaround area at the entrance of the gate.

Jeff Stringham volunteered to take down the sign at the entrance to the forest on Trails End Stub as a show of good faith, while the TE stub issue is resolved.

A few concerned HOA Members agreed to take certain action items to investigate, collect data, and determine our options toward stopping this unwanted proposed public trailhead – as demonstrated by 52 Membership emails (at this point) opposing the trailhead and parking lot.

Your Board wants to thank these individuals for volunteering and donating their time and effort to maintain the quality of live we have in our Portal, since it was established back in the early eighties. Well before any trails were established around our Portal.

Closing Remarks.

Dogs, Noise, Speeding, outdoor lighting, feeding deer & elk.

Everyone was Thanked for attending today's meeting.

Next Meeting

Saturday, January 14th at 10 AM - PSFD Training Room

Portal III HOA Meeting Agenda – October 8, 2022

Discussion Items Highlighted

Call to Order

- Welcome and Introductions

Secretary's Report

- Approval of June 18, 2022 HOA Meeting Minutes

Treasurer's Report

- 30 September Financials – handout
- 2022 HOA Fee Collection Status

Old Business

- HOA Road/Culvert Maintenance - Handout
- Property CC&R Violations - Handout
- No Outdoor Fires, Short-Term Rentals, Trailers

Architectural Committee Report

- Projects Approved – handout

Security Report

- General Synopsis

Environmental/Firewise

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

Snow and Street Debris Removal Committee

- Monitor HOA/County Roads

New Business

- Welcome Committee
- HOA Website
- Property Evaluations
- PSWID Water Pipe Replacement Project
- Tract C Status
- Property Signage Limitations – separate email
- Construction Working Hours
- Outdoor Holiday Lights & Decorations – separate email
- Security Cost Increase – Patrol Agreement Handout
- Donate \$50 to PS Fire Fighters Association for Meeting Room Use
- Portal III Public Trailhead Proposal – Membership Comments Handout

Membership Comments

- Open Discussion

Closing Remarks

- Dogs & Noise
- Speeding & Vehicle Decals
- Outdoor Lighting
- Feeding Deer & Elk
- Volunteers – Help with HOA Matters

Next Meeting

- Saturday January 14th at 10AM – PSFD Training Room

Portal Pine Creek Canyon Unit 3 HOA

9/30/2022

Net Balance

Assets:

Chase checking account	55,547.08	
Chase High Yield Savings	30,695.32	
Chase CD's	122,414.08	11 month
Total Chase	<u>208,656.48</u>	9 month
		9 month

Liabilites:

Less: construction deposits	<u>(4,000.00)</u>	
Net Balance	<u>204,656.48</u>	change fr prior yr
		<u>18,199.76</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

9/30/2022

Income/Expense Activity

Income:

Annual Dues	32,670.00	
Late Fees	235.00	
Transfer Fees	2,700.00	
Interest Income	53.53	
Total Income	<u>35,658.53</u>	

Expenses:

security	(6,000.00)	
grounds	(8,351.33)	
postage/PO Box/supplies	(384.28)	
taxes	(484.16)	
insurance	(2,239.00)	
legal		
misc		
Total Expenses	<u>(17,458.77)</u>	
Overall Total		<u>18,199.76</u>

	Portal 3 HOA Road/Culvert Maintenance	
	October 8, 2022	
Open Items:		
	Arroyo West road repair by lot 158 & 159	Open
	Naco road repair by lot 64	Open
	Road repair - Knob Hill (new construction)	Open
	PSWID Portal Water Pipe Replacement Project	Start ~ Late 2022 or Early 2023
	HOA Road Crack Seal/Resurface	After PSWID Water Pipe Work
	Road Ditch Cleaning	Scheduled September
	Erosion Road Work	Working
	Trim Trees/Bushes Along Roadways	Open
Completed Repairs:		
2022		
2021		
	Trail's End and Arroyo West intersection should be County or PSIWD	Completed
	road repair - Deer Creek Crossing and other should be PSIWD	Completed
	Road Ditch Cleaning	Completed
	PSIWD pavement repairs	Completed
2020		
	Gila County chip seal (Steve Sanders)	completed September 2020
	crack sea/ and resurface completed by Maurer Sealing & Stripping	completed August 2020
2019		
	Trails End Drive/Juniper Loop road repair	completed - 2019
	Trees/bushes along roadways	completed - 2019
2018		
	Arroyo West dirt on road/clean culvert area	completed - 2018
	Road drainage ditch clean out	completed - 2018
	Century Link complete road repair Arroyo East	completed - 2018
	Road Ditch Cleaning	completed - 2019
	Road crack sealing by Maurer	completed - 2018
2017		
	Water Dept.water leak N of metal plate on Juniper Loop (by lot 10)	completed - 2017
	Arroyo East road repair (near lot 171)	completed - 2017
	Willow culvert/road repair (near lot 197)	completed - 2017
	Road Ditch Cleaning	completed - 2017
	Gila County to water dept cover recessed on Trail's End by lot 80	completed - 2017

	Open - Portal 3 CC&R violations			
	October 8, 2022			
Lot #				
1	Home Repair/Property Appearance			Working
7	Mistletoe	9/28/2022		Working
14	House Stain/Paint	5/2/2021		Working
24	Unapproved Window Trim Paint	6/10/2022		
44	Upper Balcony Repair/Paint	4/24/2021		Working
44	Mistletoe	9/28/2022		
48	Rail Repair	2/23/2022		Working
49	Mistletoe	9/24/2022		Working
54	Mistletoe	9/24/2022		Working
55	Mistletoe	9/24/2022		
56	Large Tree Cuttings on Ground	9/23/2022		Working
59	Mistletoe	10/4/2022		Working
61	Mistletoe	9/28/2022		Working
62	Deteriorated Deck	7/10/2022		Working
67	Mistletoe	9/28/2022		Working
69	Mistletoe	9/28/2022		
85	Deck Repair	7/26/2022		Working
131	Dead/Diseased Tree	9/30/2022		
133	Prolonged House Build			Working
147	Mistletoe	9/26/2022		
153	House Paint	5/2/2021		Working
153	Falling Driveway Wall Rocks	6/11/2022		Working
167	Mistletoe	10/2/2022		

Portal III HOA Security Patrol Agreement
October 2022

THIS AGREEMENT IS BY AND BETWEEN XXXXX (SECURITY) AND THE PORTAL III HOMEOWNERS ASSOCIATION (PORTAL III HOA)

1. Description of Services

- A. On a twice daily basis, SECURITY shall patrol all Portal III streets and cul-de-sacs at random intervals in a vehicle marked as Portal III Security, at a speed suitable to observe suspicious activities on all properties.
- B. SECURITY shall be visible at construction sites and randomly note construction times of workers.
- C. SECURITY shall be available via cell phone to the Portal III HOA Membership.
- D. SECURITY shall communicate with the Gila County Sheriff's Department and notify them of any applicable suspicious activity by means of a mobile telephone. SECURITY should not approach anyone suspected of, or doing, any criminal activity – and promptly notify the Sheriff's department.
- E. SECURITY shall maintain a monthly logbook, in a format acceptable to the PORTAL III HOA, listing dates and times and relevant information observed or encountered. These entries will be presented to a HOA Board member by the end of the 5th business day following each month.
- F. SECURITY shall attend all PORTAL III HOA meetings and provide a brief recap of activities and observations encountered since the previous HOA meeting.

2. Payment

- A. PORTAL III HOA will provide SECURITY \$XXX per month. The monies due SECURITY for completed services performed will be provided quarterly.

3. Termination

- A. PORTAL III HOA has the right to terminate this Security Patrol Agreement at will.
- B. SECURITY shall give the PORTAL III HOA 30-day advance notice if SECURITY decides to discontinue performing the services of this Security Patrol Agreement.

4. Declarations of This Agreement

- A. Neither the PORTAL III HOA nor SECURITY offer any assurances that Portal III properties or persons will be protected from burglary, fire, theft, or any other related activity.
- B. Neither the PORTAL III HOA nor SECURITY accepts responsibility for open doors, windows, garages, etc.
- C. PORTAL III HOA does not authorize SECURITY to enter private property or to make personal property inspections.
- D. These Security Patrols are offered as a potential preventative deterrent only.
- E. No action or consequence of SECURITY, or any substitute, will result in any liability to the PORTAL III HOA.
- F. SECURITY will be given personal time off at periodic intervals. Advance notification of requested time off shall be communicated to the PORTAL III HOA.
- G. Prior to the end of January of each preceding year, SECURITY shall be provided a IRS 1099-MISC form reporting the total amount of monies given SECURITY for the previous calendar year.
- H. This Security Patrol Agreement shall be made available for consideration by the Portal III HOA Board to any full time Portal III homeowner wanting to perform the duties of this Security Patrol Agreement.

SECURITY Name

Signature

Date

Portal III HOA President

Signature

Date

Proposed Juniper (Portal III) Trailhead Discussion Items

October 8, 2022 - HOA Meeting

- Issues & Concerns discussed via email – All Agree, now what do we do about it
- 44 Emails sent on Trailhead – Thank You
- Currently emails are Our Best Option – Please, Get More to Send
- Get More Than Portal III Involved – Trails End, Pine Creek Canyon – Increased Traffic
- Camp Lo Mia – they didn't want trail access before, We didn't either
- Who's Calling the Shots – Forest Service, PSFR – County?
- Why Were We Kept in the Dark, the Most Affected – They Heard it Before
- Get Deciders Out to See and Feel our Neighborhood – Sense the Impact
- ✓ ● Trails End stub usage and ownership in question – needs resolution
- If County owns, then What do we do
- TE stub Not Maintained by County – HOA has Done
- HOA Maintains County portion of Hilltop – Everyone considers it an HOA road
- ✗ ● Portal III different than Good Enough & Mohawk Trailheads – we are 198 Lots
- From Previous Study, Gates Not Feasible – Need a Turnaround
- ✓ ● Can we Buy Trails End stub or County Roads
- Does PSWID Care – Have Pump House at Location
- Expand/Enhance Existing Trailheads – they are Close Enough, and Non-Residential
- Other Portals and Community Areas have Trail Access points
- No Response from Forest, PSFR, County
- What are our Next Steps
- We Need a Strategy
- ✓ ● Work Assignments
- What Don't We Know
- Who Knows Who - Important
- Do We Involve the Public – They are due to Facebook
- ✗ ● How do we interact – need to be cordial and explain our legitimate concerns
- ✓ ● Possible Legal Action
- Extend Deadline
- Attend BOS and PSFR Meetings
- Payson Roundup is not in our favor – be Aware if Communicating