

Portal III Annual HOA June 18, 2016 Meeting Minutes

The meeting was called to order by President Dave Johnson. Board members present were: Linda Armstrong, Brenda Betts, and Ira Gibel. Ten homeowners attended the meeting.

Secretary's Report:

Dave Johnson made a motion to approve the March 26th, 2016 Meeting Minutes. The motion was seconded by Ira Gibel and approved.

Treasurer's Report:

The financial report was presented by Treasurer Linda Armstrong. The report reflects a net balance as of June 10th, 2016, of \$203,743. As of the meeting date, we have seven past due lots: #74, 130, 131, 134, 144, 171 and 185. Efforts will be made to try and contact the owner again before filing collection efforts with our Attorney. Dues that are collected by our attorney could result in additional costs to the delinquent lot owners exceeding \$500.

It was noted that our 2015 Federal and State HOA tax returns have been filed and paid. Our HOA's Annual Report was filed with the AZ Corporation Commission.

Old Business:

Road/Culvert Maintenance and Signage:

Proactive measures to keep our roads and culverts in good condition were discussed. Plans are in place to begin a new walk through prior to the Monsoon season to inspect culverts and identify any site that might cause back-up problems. The Board approved \$500.00 to be used to clean out the identified problem areas.

It was noted that the P-S Water Dept. has repaired the recessed cover on Juniper Loop near Lot 10. The warning sign on Hill Top and Juniper Loop is in poor condition and will be replaced.

HOA Violations:

Several violations in the community involving bark beetles, mistletoe, and dead trees have been addressed and resolved the past few months. Homeowners' quick and positive response to these violations is appreciated. This is important because mistletoe is a parasitic plant that can kill the tree it is in and spread to other trees. There are currently three open violations where homeowners are making arrangements to resolve the problem, lots 67 and 68 mistletoe and lot 117 remove fire pit.

There have been reports of other trees infected with mistletoe, and therefore additional lot inspections will be conducted and violation letters sent out if necessary.

Fire Hydrant Review:

Ira Gibel continues his efforts in researching the possibility of increasing the number of fire hydrants in our Portal. He has been in communication with the Pine Strawberry Water Improvement District and it was determined that there is adequate fire-flow rate/pressure to expand the number of hydrants in the Portal. This is an ongoing process as we await a second request for a consulting quote. Ira is hoping to bring us up to date on the recommendations and costs at the next HOA meeting.

Architectural Committee:

The development of new home builds and existing home additions/improvements can be seen in our community as the Portal continues to grow. Construction on Lots 18 and 82 is close to completion, while the completion date for Lot 90 was moved out due to some contracting changes. Some heavy equipment brought in to do some work on Lot 117 caused some road damage which was repaired by the company. However, the repair job is inadequate and caused some concerns and discussion on the possibility of the road deteriorating in the future. Bob Barr will follow-up by contacting the appropriate people to request the road be repaired to better standards.

We want to remind all lot owners that prior to any construction taking place on your lot, including any improvements, alterations, repairs which in any way alters the exterior appearance of any Lot, shall be made or done without prior approval of the Architectural Committee (CC&R's Section 2 (d)).

Committee members are: Bob Barr, Allen Yost, Russ Henzel and Darwin Huber.

Security:

Chuck Casey was unable to attend the meeting. No security incidents were reported since the last HOA meeting with the exception of some false alarms going off due to high winds. If you have any concerns or need to contact Chuck, please call 928-951-5524.

Environmental/Firewise:

Ira Gibel did a Firewise presentation and encouraged everyone to learn more about it by visiting the website www.firewise.org. It entails thinning, raking, cutting brush and reducing the intensity of fire that might come against your home by zones. It is about making your home defensible, so that when there is a fire, firefighters have the best chance of ensuring your home will be able to withstand the fire. Listed below is a sample checklist that any homeowner can use to assess their home site.

FIRE RISK REDUCTION CHECKLIST

Minimum of 10' cleared from house of trees, brush & leaf litter. _____

Any plants left close to house are fire resistant and irrigated. _____

- Trees from 10' to 30' from the house are thinned so that crowns are separated and also pruned up 10' from ground. _____
- Any large trees left close to house are pruned 10' above the roof eave. _____
- "Ladder Fuels" are removed and broken up in continuity. _____
- Grass and ground vegetation maintained, irrigated and mowed. _____
- Pine needles, leaves and debris removed from roof and gutters. _____
- Pine needles and forest litter no more than 1" thick on the ground. _____
- Woodpiles and building materials are stored at least 30' from house. _____
- Shake roofs recommended to be replaced. _____
- All attic and soffit vents are screened with 1/8" mesh. _____
- No open cracks or crevices that allow embers access to interior. _____
- Trees from 30' to 100' from house are thinned so that crowns are separated. _____
- Big logs and heavy debris on forest floor from 30' to 100' are removed. _____
- Street signs and your address are reflective and visible from road. _____

Brush Pickup:

As previously reported, The Pine Strawberry Fuel Reduction Program is no longer available to haul away brush due to lack of finances. Therefore, other options were discussed as well as what the other surrounding Portals are doing to address this issue. The Board came to the conclusion that our best alternative would be to independently hire someone to come around and pick up brush from the Portal. The Board is looking into getting quotes for the job and setting up the "haul-away" for the fall when it is cooler. This would provide homeowners a timeline to clean out their properties and then have their debris hauled away. A list of people who can be hired to do this work will be provided as well. We want to encourage everyone to take part in cleaning out their properties, making our Portal and surrounding areas safer from wildfire.

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.

Speeding within Portal III

Speeding continues to be an issue within our Portal. Please act responsibly and slow down as you drive around our Portal. After all, you are in Pine, so think Pine Time.

Lot/Homeowner Contact Information

We still need current contact information from a few homeowners. Thank you to those who have responded. This information will be kept confidential. If you are owners of the following lots/homes, please provide the HOA, Brenda Betts at bbetts55@yahoo.com with current email addresses and phone numbers in case of an emergency: **Lots – 19, 31, 53, 72, 85, 86, 116, 130/131, 134/144, 147, 149, 171, 179, 197/198**

New Business:

2016– 2017 Board Members:

President – Dave Johnson
Vice President - Darwin Huber
Secretary – Brenda Betts
Treasurer – Linda Armstrong
At-Large - Ira Gibel

Next HOA Board Meeting

October 22, 2016

10:00AM

(Pine Fire Dept. Meeting Room on Hardscrabble Rd.)

<http://www.portal3.org/>