

## Portal III Quarterly HOA Meeting Minutes – June 24, 2023

The meeting was called to order by Darwin Huber

Other HOA Board Members present were – Dave Johnson, Jeff Stringham and Caroline Yost.

### Welcome and Introductions:

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

There were 23 Property Owners in attendance.

An Agenda packet was given to all in attendance.

- Meeting Agenda
- June 10, 2023, Financial report prepared by Dave Johnson
- HOA Road/Culvert Maintenance Status
- Property CC&R Violations
- Architectural Approvals

### Secretary's Report

The January 21, 2023, HOA Meeting Minutes, which were Board approved.

### Treasurer's Report

During 2023 \$4,860 was spent on snowplowing our HOA roads. This compares to \$945 in 2022, \$1,560 in 2021, \$1,491 in 2020, and \$3,661 in 2019.

### Old Business

HOA Road/Culvert Maintenance – We hope to resurface our HOA this summer as weather permits, and dependent on PSWID's Portal III water pipe repairs.

Property CC&R Violations - Open Property CCR Violations are listed and included in the packet.

If your lot number has an open Violation, please contact the Board on when the issue will be resolved – to avoid potential fines.

Please inspect your property for Mistletoe since this is invasive to our trees.

Proposed Juniper Public Trailhead – Greg Kilroy said he had a phone call with Matt Paclorek from Payson Forest Services concerning putting large roads at the end to the Trails End stub to prevent vehicles from parking on the dry grass – which could cause a potential fire danger.

He also said that Matt indicated that the Trail Head has not been officially approved and that there might be a second round of public input. Nor has any Environmental study been done.

Tract C Status- Mike Iannitti indicated that the judge sided with the new owners since the related documentation was not executed properly, since an HOA vote was not conducted at the time of transfer. An appeal against this decision is being considered.

### **Architectural Committee**

Projects Approved listing was included in handout packet. Please let the Board know when your approved work is completed.

Please remember to fill out an Architectural Approval form when you are planning to do work OUTSIDE your home. This includes deck repair, painting, roof repair, landscaping changes etc. The Architectural Committee will provide a quick process in most cases.

### **Security Report**

Chuck Casey reported there have been complaints on outdoor lighting and loud & late party noise. If you need to contact Chuck, his phone number is: 928-951-5524

### **Environmental/Firewise**

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**

Barbara Huber reported we have a massive amount of snow this season, as is indicated in the dollars spent under the Treasurer's Report.

### **New Business**

We will continue our property evaluations during the summer. This will include structures, landscape, and diseased trees.

Please keep your property in good condition to avoid a potential violation.

The Board voted to donate \$50 to the PS Fire Fighter's Association for meeting room use.

The meeting was adjourned.

### **Next Meeting**

Saturday, October 21<sup>st</sup> at 10 AM PSFD Training Room

# Portal III HOA Meeting Agenda

June 24, 2023

## Call to Order

- Welcome and Introductions

## Secretary's Report

- Approval of 21 January 2023 HOA Meeting Minutes

## Treasurer's Report

- 10 June 2023 Financials – Handout
- 2023 HOA Fee Collection Status

## Existing Business

- HOA Road/Ditch Maintenance - Handout
- CC&R Violations – Handout
- Proposed Public Juniper Loop Trailhead update
- Tract C status

## Architectural Committee Report

- Active Architectural Approvals – Handout

## Security Report

- General Synopsis

## Environmental/Firewise

- Maryann Iannitti volunteered to be Environmental Committee Chair
- Mistletoe & Bark Beetles – Lot Inspections underway

## Snow and Street Debris Removal Committee

- Winter Snowplow Comments

## New Business

- Dave Johnson and Darwin Huber agreed to serve another two-year term
- Property Evaluations – by Board/AC
- HOA Website
- Welcome Committee
- Donate \$50 to PS Fire Fighters Association for Meeting Room

## Membership Comments

- Open Discussion

## Closing Remarks

- Dogs, Noise, Outdoor Lighting, Blue Tarps
- Speeding & Vehicle Decals
- No Outdoor Fires, Short-Term Rentals, Trailers
- Illegal to Feed Deer & Elk
- Volunteers Welcome

## Next Meeting

- 10 AM Saturday October 21<sup>st</sup> – PSFD Training Room

# Portal 3 HOA Road/Ditch Maintenance

June 24, 2023

**Open Items:**

	Arroyo West road repair by lots 158 & 159	Open
	Road repair - Knob Hill	Related to New House Build
	PSWID Portal Water Pipe Replacement Project	Delayed - Portal I/II First
	HOA Road Crack Seal/Resurface	Summer
	Water Flow & Erosion Project	On Going
	Trim Trees/Bushes Along Roadways	Prior to Fall Brush Pickup
	Road Ditch Cleaning	Prior to Monsoon
<b>Completed Repairs:</b>		
<b>2022</b>		
	Road Ditch Cleaning	Completed September
<b>2021</b>		
	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
<b>2020</b>		
	Gila County chip seal (Steve Sanders)	completed September 2020
	crack sea/ and resurface completed by Maurer Sealing & Stripping	completed August 2020
<b>2019</b>		
	Trails End Drive/Juniper Loop road repair	completed - 2019
	Trees/bushes along roadways	completed - 2019
<b>2018</b>		
	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
<b>2017</b>		
	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 CC&R violations

June 24, 2023

Lot #	Violation	Open Date	Current Status/Conditions
14	House Stain/Paint	5/2/2021	By End of July
43	Property Clutter	1/12/2023	Open
44	Patio Railing Repair & Stain	6/14/2023	Working
62	Deteriorated Deck	7/10/2022	Replacing Roof First
147	Mistletoe	6/9/2023	Notified
159	Deck Replacement	2/8/2023	Contractor Issue
159	Property Debris	2/8/2023	After Deck Work
172	Outdoor Fire - Fire Pit	6/1/2023	Notified
	Prolonged - Need's Closure		

# Active Architectural Approvals

June 24, 2023

Lot #	Project	Aprove Date		Current Status/Conditions
1	Room Addition	6/1/2022		Working
24	Deck Repair & House Paint	5/15/2023		Working
61	Deck Repair	5/10/2023		Working
62	New Roof	5/10/2023		Working
70	New Landscaping	6/1/2023		Working
111	Caged Rock Patio	8/15/2022		Not Started - Contractor Issue
139	Landscape/Erosion	4/18/2023		Working
158	New Windows	6/1/2023		Working
174	Water/Termite Damage	6/7/2023		Working
179	New Window and Sunscreen	5/30/2023		Working
193	New Roof	6/7/2023		Working
	Prolonged - Need's Closure			