

## Portal III Pine Creek Canyon HOA

### January 23, 2016 Meeting Minutes

The meeting was called to order by President Dave Johnson. Board members present were: Darwin Huber, and Ira Gibel. Fourteen homeowners attended the meeting.

Dave Johnson made a motion to approve the October 17th, 2015 Meeting Minutes. The motion was seconded by Ira Gibel and approved.

#### Treasurer's Report:

Treasurer Linda Armstrong was not in attendance. The financial report was presented by President Dave Johnson and approved by the Board. The report reflects a net balance as of December 31, 2015 of \$178,068.45. 100% of the 2015 HOA dues were collected.

The Board approved to keep the HOA Dues at \$150/per lot for 2016. The dues are due by March 31<sup>st</sup>. Attached is a 2016 payment form.

#### Old Business:

##### Road/Culvert Maintenance:

Due to the Holidays, and wintery weather, no actions were taken since the last HOA meeting.

The open Water Department repair work on Juniper Loop (east) was discussed –the cones around it have been there for a couple of months now. Also, the recessed road lid by Juniper Loop/Trails End was brought up. Ira will be contacting the Water Department to see when this work will be completed.

Due to the heavy snow we experienced in late December a number of trees, and/or limbs, have fallen or are broken within our portal. All lot owners are requested to inspect their properties and have any fallen trees or broken branches removed.

##### HOA Violations:

There is one violation currently open which involves a detached shed.

##### Fire Hydrant Review:

Dave Johnson, Darwin Huber, and Ira Gibel met with the Pine/Strawberry Fire Department concerning the logistics and benefits of installing additional fire hydrants within our portal. The Fire Department supports our efforts of adding more hydrants. Our next step is to meet with the Pine/Strawberry Water Improvement District to solicit their opinions and recommendations. Also, a second engineering study proposal will be obtained.

##### Bow Hunting Regulations:

The issue of bow hunting regulations and the current guidelines on posting No Hunting signs was discussed. Dave Johnson wrote a letter to the Game and Fish Department, and to Tommie

Martin – our representative on the Gila County Board of Supervisors, asking that our portal be designated as a no hunting zone – by posting only two No Hunting signs – one each at our two entrances, and requesting that the current bow hunting regulation be changed so it is the same as the firearm regulations – where no hunting is allowed within ¼ mile of an occupied building. A copy of this letter will be emailed to all lot owners, in the hope others will send the letter as well, to increase our chances of changing these regulations and making our community safer.

Feeding the deer and elk was also discussed from the aspect of attracting them into our portal (which can then attract hunters) and with respect to causing bloat and spreading a disease called chronic waste syndrome. While it is not illegal to feed these animals (due to the small human population size of Gila County), the Board asks for your cooperation by not feeding them for the health of the animals. If you do feed them, it is recommended that you only feed them Alfa, since it is safer than other feeds.

### **Beautification Projects:**

Darwin presented a cost proposal that Jim Lewin obtained from Westwood Products, in Pine, for replacing all our cul-de-sac signs (15) with a composite material called Extira, for a price of \$5,625 plus tax. It was decided to look into the cost of refurbishing our existing signs before a final decision is made.

The small signs identifying lot numbers was discussed. To have a common theme it was decided to go with the metal “football” shaped signs that are on some lots. Chuck Casey (who made the existing football signs) said he still has the equipment to produce more of these signs. An action was taken to see how many more signs are needed and to determine the respective costs before a decision is made to proceed.

Further work is planned involving additional signs, and landscaping, as we continue to enhance the look of our Portal.

### **Architectural Committee: Bob Barr**

Our community is continuing to grow with the expansion of new home builds and existing home additions. Construction on Lot 18 and is moving along. Lot 82 is now occupied. Lot 90 is expected to be completed by May. Nothing new to report on Lot 177.

Bob Barr was contacted by a real estate agent concerning an open fire pit on lot 117, where apparently it has charred the deck where it is installed. According to our CC&Rs – no open fire of any kind is allowed within our portal. Dave took an action to look into the situation.

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 not be made or done without prior approval of the Architectural Committee (CC&R's Section 2 (d)). Your adherence to these requirements is appreciated.

### **Environmental/Firewise: Darwin Huber**

**Mistletoe:**

Several lots in our Portal were found to have mistletoe in their trees. This is of concern because Mistletoe is a Parasitic Plant that can kill the tree it is in and it can spread to other trees. Darwin will write letters to all affected homeowners, asking them to have the mistletoe removed for the safety of their own trees and to prevent spreading to other properties. Please take the time to inspect your lots to help our efforts, your cooperation is appreciated.

Removing unhealthy trees or those very thin, small trees, and low lying/dense vegetation on your property allows the bigger pine trees greater access to the nutrients they need to stay strong and healthy. This will also help with the overabundance of ladder fuels in the case of a wildfire. Plus, cleaning your lots like this can improve the appearance of your property. Your cooperation is appreciated.

**Security Services: Chuck Casey**

Chuck reported that while there have been some reports of hunters within our portal since our last HOA meeting, none of these have been confirmed.

Chuck also requested that when lot owners contact him with issues, or concerns, to please be accurate with your information and to provide as much detail as possible.

**Snow and Street Debris Removal Committee: - Jim Lewin**

In Jim's absence, Darwin indicated there have been four snow plows performed by Payson Concrete so far this season.

A homeowner request was raised to see if during future snow plowing, if the buildup of snow in front of driveways from the plowing could be removed, to make it easier for the homeowner to clear his/her driveway.

**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, and used only for HOA business and security purposes. If you are owners of the following lots/homes, please provide the HOA, Brenda Betts at [bbetts55@yahoo.com](mailto:bbetts55@yahoo.com) with current email addresses and phone numbers in case of an emergency: **Lots – 19, 31, 53, 60, 67, 72, 80, 85, 86, 116, 130/131, 133, 134/144, 147, 157, 186.**

**New Business:**

**HOA Fees:**

As mentioned earlier, the Board decided to keep the HOA Fee at \$150/per lot for 2016.

**Road Work Project for 2015:**

Darwin did not get a chance to contact Maurer Sealing & Stripping to fill the cracks in the cul-de-sac roads. He plans on doing so in the near future. This preventative work helps improve the integrity and longevity of our private roadways.

### **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.

### **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.

### **Board Members:**

President – Dave Johnson  
Vice President - Darwin Huber  
Secretary – Brenda Betts  
Treasurer – Linda Armstrong  
At-Large - R.J. Jordano, Ira Gibel

### **Next HOA Board Meeting**

**March 26, 2016**

**10:00AM**

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

**Please try to attend and be involved in your Portal III HOA and community**