

PORTILLO HILLS II HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS
September 9, 2021– 1 pm
Minutes
Remote via Zoom

DRAFT

President Lundin called the meeting to order at 1:00 pm.

Quorum – President Lundin noted that all board members were in attendance, so there is a quorum.

Attending:

Robert Lundin, Linda Kieffer, Wayne Utterback, Secretary DeVille DeVille, Vice President Stanford Stanford, Director Schaffer, Susan Baynard, Jean Anne Gatz, Marge Garneau, Treasurer Quast, Anthony ?, Chuck Dorr, William Goodrich,

President's report:

President Lundin reported that the rain came, and a note was sent out about weeds, all we can do is send out individual letters to people who have not cleaned up the weeds, and the lawn service we use was noted in the email. He noted that there were two complaints regarding waste management. The complaints were about items outside the container not being picked up. President Lundin talked to Waste Management and what has happened is a change from a 2-man hand pick up to automation with a single man truck – there is no back opening so everything is dumped on the top of the truck. Things need to be inside the container, Covid has impacted the single man trucks. Secretary DeVille stated it is contrary to the contract we have. WM only has this available with COVID19 it is safer for the drivers. Secretary DeVille not sure we should just accept this new way since the contract says 2-man truck. He felt that not following the contract, leaves us open for other things in the future. Director Schaffer suggested we have more than an annual bulk pick-up, maybe quarterly we could hold things until then. After discussion it was decided once Secretary DeVille returns to Green Valley he and President Lundin will discuss this with Waste Management. President Lundin noted that the Crier was great – thanks to Ronda.

Vice President's report:

Vice President Stanford has no action report. He added a VP Corner in Crier. This section has a historical focus. He noted that he has two brown and white Javalina crossing signs made out of rustic metal with white around it, small, not sure if anyone wants to put these out. Vice President Stanford noted that the CC&Rs state it needs to have consent of the property owner. Vice President Stanford stated that distribution of Crier is an issue. A lot of people did not get it or did not check their email. Ronda is willing to distribute a paper issue by hand. Cost would be nothing. We cannot use the post office box to deliver it. At one time the Crier was printed and mailed out. After discussion it was decided to continue with the email distribution. Vice President Stanford asked if the Board would endorse a PHII musician's group. He noted that you can't put things in the Crier unless endorsed by the board. Vice President Stanford said it would include information about upcoming performances. President Lundin felt this is fine to have it in the crier. Director Schaffer asked is the Crier that restrictive? Vice President Stanford said the IRS is. If non-profit solicits attendance that is not paid for that is not allowed. Vice President Stanford noted that Bill Sullivan at the IRS is going to start going after non-profit organizations. After discussion no action was taken. Vice President Stanford presented information on riparian areas and washes. Vice President Stanford checked with Pima County Department of conservation and looking at June 2020 topographical map, which includes all properties, the washes are identified behind Camino Mayor has a riparian habitat zone. Flood zones and riparian habitat and summary pima county published.

Secretary's Report.

Secretary DeVille asked if there were any questions or comments from the Minutes of April 8, 2021. Vice President Stanford wants first paragraph where it uses the names of the people who are responsible for cleaning out the washes removed. It was decided to remove names from this paragraph. Treasurer Quast moved to approve as corrected. Director Schaffer second. Unanimous.

Treasurer's report:

Treasurer Quast noted that written reports were sent out. One was a spending report from April through end of July. Any questions? A report called monthly account balances – he noted that the CD interest is .059 percent and rolled over in June so it will come up in March of 2022. PH Budget to actual spending summary report is tracking fairly well, in some places a little over and some under, it should even out by the end of the year. Treasurer Quast said under new business we need to set the 2022-member assessment. We need to do the Budget and will start working on this in November for board approval in December. Secretary DeVille moved to approve report, Director Schaffer seconded. Unanimous.

Committee reports:

1. GVC Representative – Alan Merriam, Chair – No report from Alan. Chip received a notice on Sept 28th Good Neighbor Day.
2. Social Committee – Jean Anne Gatz, Chair – sent out a written report. The December party will be December 10th, at Las Campanas, and she has sweet peas lined up. She feels we need to send out an email to see who will come due to COVID if only a few want to show up we can cancel now. Chip good item for Crier next month. Use the announcement from her report. They can rsvp to Jean Anne. Bob what is your lead time? JA do it in October. The invitations go out about a month ahead of time. Secretary DeVille questions it goes in the crier. He felt we should send out an email. JA how about both ways. Maybe an email now then follow-up in October? Secretary DeVille suggested we send it out now. Follow up in the Crier. Treasurer Quast do you have any idea if the rec district would allow a party? Jean Anne reported we have the date set and do have a room reserved. We will follow the mask requirement of GVR. Marge is currently working on rooms for 2022.
3. A&G Committee – Norm Garneau, Chair – written report sent out.
4. Crier Editor – Rhonda Stanford – October 1st is next edition.
5. Road Committee Update – Chuck Dorr - Chuck reported that the windfall 4.7 million dollars for roads was not earmarked for maintenance, it was for traffic congestion. Chuck is trying to contact Pima County finance, Namoi Ramano, to see how many HOAs are taking advantage of the improvement district. He will get with the road department and report back.
6. New Owners/Website/Communications – Marge Garneau provided a written report. Director Schaffer asked if we have had a problem with the new owners not knowing about the A&G process for changes to the property. It was decided to put a section in the Crier about the process along with the emails and have the paperwork sent out to new owners.

New Business:

1. Set the member assessment for 2022 - Treasurer Quast noted that the HOA has enough funds to cover expenses and recommended the fee be kept as it is. He noted that the amount set is \$121. In the past it was discounted to \$110 and because the GVC dues increased, the Board raised the fee to \$115. Treasurer Quast moved the assessment remain at \$121 with a discount

of \$6. The fee with discount to be \$115. Secretary DeVille seconded. Unanimous. Vice President Stanford asked if this can be published.

2. Nominating Committee Needed. Chip will meet with the Board and see who plans to return and see if we can get a committee together – Treasurer Quast said he will be happy to work on it. Bob says his term is up this year and he would be willing to help.

Announcements

Next Board Meeting is December 10, 2020 at Las Campanas at 1:00 pm – Chip noted that we will wait to see how things go but for now we are planning to have the meeting at LC. The social will be the Friday after the meeting. Party is catered. GVR sets up the room. It starts at 5 pm.

At the Board meeting in the Fall of 2023, and annually thereafter, the board needs to determine whether or not to continue with the new contract, and if so to negotiate the new price with Waste Management. This is because on July 1, 2024, and annually thereafter, the trash and recycling contract with Waste Management will renew unless between the beginning of January 2024 and the end of March 2024 the HOA President gives Waste Management written notice otherwise. Except for the monthly price, the terms of the contract will not change. If the board does not take any action then on July 1, 2024 the new rate will be set at Waste Management's sole discretion.

Visitor Comments

None

Secretary DeVille moved adjourn at 2 pm. Director Schaffer seconded. Unanimous.

Respectfully submitted,

Thomas DeVille
Board Secretary

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