

PORTILLO HILLS II HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS
December 8, 2022 – 1 pm
Minutes

DRAFT

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

Quorum – President Lundin noted there was a quorum with all Board members in attendance. There were 13 members attending.

Old Business:

President’s report – President Lundin thanked the nominating committee - 3 past board members ended up with 5 people running for 3 slots. The committee was John Fitzgerald, Stacy Michaels and Chuck Dorr. He also noted there has been an outstanding job on the Crier.

Vice President’s report –Vice President Stanford noted that the Crier requested he write some articles.

Secretary Report – Secretary DeVille noted that the minutes from the April 14th Board Meeting had been sent to the board. He asked for any comments on the minutes. There being none, the minutes were approved. Secretary DeVille noted the nominating committee was the last 3 presidents since they all know more people collectively. Secretary DeVille moved that the board set a policy that the last 3 past presidents be the nominating committee. Vice President Stanford seconded. Discussion was held. It was felt that there is no mechanism but hopefully this becomes the tradition. Motion did not pass.

Treasurer’s report – Treasurer Quast noted that the current financial report through October 31 was given to the Board. He reviewed the report and asked for questions. Vice President Stanford why we have over \$50,000 in the bank. Treasurer Quast noted that the HOA does not typically spend the entire budget and in the past, this was added to the reserve. President Lundin explained that in the past there was consideration of the HOA paying for new paving of the streets in PHII because even though the county owns the streets, they have no plans for repaving them. Chuck Dorr had been talking with the county for several years and had tried to get the county to agree to just add a new asphalt layer on top of the rough existing pavement. That might have cost \$3000 per homeowner. However, the county decided that they will only allow the streets to be paved according to their standards which is to grind up and remove the existing pavement and then pave new asphalt. That would have raised the cost considerably so the efforts to have the HOA pay for new paving was dropped. After further discussion, this issue was tabled for new business.

Treasurer Quast noted that we pay for electrical cost of Christmas lights on entrance sign – We use the power from the last house, the sign has solar lights. Treasurer Quast moved \$25 to Kowalski for the plug in. Director Logan second. Unanimous.

Financial Review 2022 – Our accounting was reviewed by Ursula Kempe. She provided a letter and found the records are correct. She noted she used GA auditing standards. Any questions – none. She said she will do this next year.

Committee reports:

1. GVC Representative – Alan Merriam, Chair – not here.

2. Social Committee – Jean Anne Gatz, Chair provided a written report and reported that last year she gave each server a \$20 tip and plans to do this again this year. RSVP are still coming in. We will send another reminder out. Now have 57. 1 gift basket to Michael Stewart. She has 2 others but they not here yet.

3. A&G Committee – Norm Garneau, Chair. He noted that there were 3 alterations approved. One Packrat removal along with their nest taken out. He spoke with Pima County Flood control, Luke Hazelman, who inspected the areas of concern. Hazelman provided a lot of information. Any homeowner can trim their property but not on the county property this is forbidden. They do routine inspections. There are no problems with overgrowth, flood Fire department has come and looked at the culvers and have no concern on their part.

4. Crier – Ronda Stanford -Thanked everyone for their articles. Those who attend GVC would be nice to get something in the crier. Message from Dorr wants to include services of Friends Indeed.

5. New Owners/Website – Marge Garneau. We had 5 houses sell. Two closing companies had the HOA assessments for 2023 prepaid. Website is up to date.

6. Nominating Committee
 - a. Slate of nominees. – President Lundin announced that Donna Collins, Dennis Nelson, Teresa Pippin, Jim Reid, and John Stanford are the slate. Treasurer Quast moved to accept the slate. Secretary DeVille seconded. Unanimous.

Old Business: None

New Business:

1. Lawyer for 2023 – Phoebe Harris is the attorney of record. President Lundin is checking to be sure they will continue to represent us. We go under the assumption she will continue to serve. No retainer required.

2. Storage shed – Abrego Self Storage – Increase in fee next year. Board will continue with service where it is.

3. Insurance – American Family Insurance

4. Weed Control – Essential Pest Control

5. GVC Membership – Cost is the same this next year. It was decided to continue with membership.

6. 2023 Budget & set the assessment – Treasurer Quast – Budget and assessment were presented. He noted he based the 2023 expenses on the 2022 budget – he carried most of the amounts over with a few changes. \$200 out of maintenance to social. The HOA \$121 and last year we discounted it 6\$ for assessment of \$115. The budget is based on the \$115 for 2023. He asked for questions. After discussion, Treasurer Quast moved we accept the budget as presented and include the assessment discount of \$6 which makes it \$115 again for 2023. Secretary DeVille seconded. Unanimous.

7. Treasurer Quast noted that the CD is due the end of December. Now it is .005 interest. We can roll it over to a 13-month cd with 3.4%. He noted all local banks were shopped and our accounts are at BMO Harris bank. They are competitive. There was board discussion and member input. Treasurer Quast moed we roll over the CD at our current bank. Secretary DeVille seconded. Unanimous.

8. Ken asked for executive session for personnel issue.
9. Vice President Stanford noted he has heard from people about the road situation. He noted that after talking to the people at Esperanza estates there are different reason for their success. Vice President Stanford feels a lot of people in PHII would like to have the streets paved. If more than 50% do, he felt it is worth the board pursuing this on a constant basis. Jean Anne Gatz noted she talked to Chuck Dorr and he said there is nothing we can do. Vice President Stanford noted that Esperanza Estates said they had a permanent group of people who kept bugging the county. Rhonda Stanford said she would send out an email weekly. Norm one of the reason we are so low on the list is we have no through streets. Vice President Stanford said we have access to desert areas. He asked if the board can make a standing committee to find out the facts and keep pressing the county. Chip noted this was a good discussion. He noted it cannot be an HOA board issue. It can be a non-board specific issue. Would the ad hoc committee have the authority of the board? Would they be approved by the board? Chip the streets are not part of the HOA. The county and not the HOA owns the roads.. Steve Cristy is our supervisor. People need to write him. There needs to be a group to contact Christy. After much discussion, Norm noted he recognizes they are county roads; but why the board cannot have a committee to lobby the county for road improvement. Chip will do some research on this. A member noted that GVC may be involved and we have a liaison with GVC, and he did not think we should be paying for GVC. It was noted that the liaison to GVC needs to seek their help and needs to give us a report. Alan Merriam is our liaison.

Announcements

Next Board Meeting and annual meeting is February 9th at 1 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 automatically 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.

Visitors:

No further comments

Adjournment: Secretary DeVille made a motion to adjourn at 2:05. Treasurer Quast seconded. Motion passed. Meeting was adjourned.

Respectfully submitted,

Thomas DeVille
Board Secretary

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