

**PORTILLO HILLS II HOMEOWNERS ASSOCIATION INC**  
**BOARD OF DIRECTORS**  
**September 12, 2019**  
**MINUTES**

Vice President Lundin called the meeting to order.

**Quorum**

It was noted there is a quorum. Vice President Lundin, Treasurer Merriam, and Board Member Thompson were in attendance along with President Fitzgerald via telephone.

Also in attendance was Marge Garneau, Administrative Assistant; Denys Door; Chuck Dorr; Bob Mann; Dean Bautz; Vern Wise; Bill Goodrich; Betty Eby; and Harold Lindamood.

**Officer's Reports**

**President's Report –**

No report at this time.

**Vice President's Report**

Chip talked about the cans that are being used for Waste Management and the fact that some are not the correct containers. Waste management will be looking into what cans are being used. Member comments, one member said he was using his own can and said he didn't need to use the other can. It was asked if they can use a bag. Chip answered all containers used must be from Waste Management according to the contract.

**Secretary's Report**

Minutes from April 11<sup>th</sup> were emailed out to the board. Casey move to approve, Alan second. No Comments. Approved.

**Treasurer's Report –**

Alan provided copies of his report. There is \$47,277 in cash the end of August. Last year the balance was \$46,350. Alan is looking for a new bank. No comments from board or others. Report accepted.

**Committee Reports**

**GVC Representative –** It was noted that we need to replace Mike as he sold his house and moved. Chuck Dorr is backup but cannot do it full time. He can take care of it for summer.

**Social Committee – Jean Anne Gatz, Chair**  
Not present no report.

**A&G Committee – Norm Garneau,**

It was noted that Norm had knee surgery and was not in attendance. Marge reported there were 2 applications and no problems.

**Communications Committee – Cindy Catterton, Chair**

No report.

**Road Committee Update – Chuck Dorr**

Chuck reported that he met with Tucson asphalt and they walked 221 thousand sq ft. green asphalt, 269,000 for all 88 homes. Pima county, Naomi, said since it was 2 years since request for an improvement district we have to start from scratch with a new application. Chuck said he will start working on this.

Chuck was asked if he knew the current interest rate. He noted he was not sure what current interest rate is, but we can pay with either cash up front or finance over 5 years at prime. He noted that is the only cost for the improvement district. Pima County wants to go out and get 3 bids, but Chuck is concerned about this since no one else in the industry can provide the material he believes should be used as it is a better product all around and hold up better. Chuck is working with Rob Lane and said it is our money so we should decide who does it and not need to do the bid process.

Chuck said we will need to get a list of properties with parcel numbers. This then has to be added to an application and each legal owner or representative has to put their signature on that. We get the parcel number from the tax records. Then we need to go door to door. Alan noted Marge has or can get all this information.

Chuck said that the money that was released to GV for streets went to a couple areas. TAC committee determined how it was spent on a 4 year old paving evaluation – they determination completely disregarded the gvc road evaluation committees information. Chuck noted that Portillo Hills II is 8 or 9 years down the list for work with county money. He estimates the cost will be about \$3000 per household with the Improvement district used for finance. Essentially this is a Pima County loan.

Chuck fielded questions and said he will look into this again and will get back to the Board.

## **Committee Coordinator – Casey Thompson**

**Casey reported that Bruce Younker will do the sign decorating. We need to update the decorations. It was noted Bruce will need to have approval to spend. Casey moved to approve \$250 for Christmas decorations this year. Alan Second. Approved. Block captains help with phone book distribution so we will need to replace Jim since he has moved. Dean Bautz volunteered.**

## **Unfinished Business**

### **New Business**

#### **Meeting dates for 2020 –**

**Marge reported that the meeting dates are being approved by GVR but socials won't be worked on until September.**

#### **Rental & Leases Agreement –**

**Chip noted we may need to evaluate our current form for rental property and decide if we have to tighten this up. It was noted that the form is on the website and copies were handed. The form and policy appears to be fine for now.**

**Chip noted the board needed to discuss the bulk canister, length and dates and where to put the canister – Bulk pickup once a year from Waste Management was part of the contract. Two dates given to us are: Feb 11 or Feb 18 – both Tuesdays. Do we put a large pile of stuff out? They pick this up at the curb. They will have 2 men teams. Furniture and things like that. Chip has a letter from them stating there will be curbside pickup and bulk items must be less than 50 lbs. The items must be contained in a 4x4 area. BBQ grill no tank. Casey moved to have this on Feb 11<sup>th</sup>. Seconded by Alan. Approved. John will order the service.**

**Nominating committee – Alan nominated John. Board needs to locate someone to do this. There are two seats open this year.**

#### **Real-estate Resale Transfer –**

**Alan noted that as the transfers occur they are supposed to pay \$100 to us. Doesn't work when a trust change, people move in and they are the beneficiary and the original person passed away, they show up and move in. We need to figure out how to identify them and decide if we then charge them the 100 dollars. If it is a transfer of ownership of the property through a title company we charge. Dean Bautz inherited the house – not officially on the title when mother died. He never received the documents and we did not know he took ownership so was not charged the \$100 fee. Chip noted that we need to do some research on this and revisit the issue at our next meeting.**

**Bob Mann noted that the back of Bunny house is a mess. Alan told him to file a complaint with the A&G so the committee can do something. John said it needs a written complaint to the A&G committee and then they can handle it. Bob concerned about habitat for animals. Bob will complete a form.**

#### **Announcements**

**Next Board Meeting is December 12.**

#### **Visitor Comments**

**Lindy noted that he wanted to put a turquoise bench in the front yard. He wasn't sure if this is landscape. The Board stated it needs to be submitted to the A&G committee..**

#### **Adjournment**

**Casey moved for adjournment at 2:08 pm. Meeting adjourned.**

**Respectfully submitted,**

**Tom DeVille  
Board Secretary**

**mg**