

PORTILLO HILLS II HOMEOWNERS ASSOCIATION INC  
BOARD OF DIRECTORS  
April 8, 2021  
ZOOM MEETING  
MINUTES

President Lundin called the meeting to order at 1:00 pm. He noted a quorum was present and all Board members were in attendance.

Attending the Zoom meeting are: President Lundin, Vice President Stanford, Secretary DeVille, Treasurer Quast, Board Member Shaffer, Marge & Norm Garneau, McQuarrie, Stalnaker, Gatz, Anthony and Susan Baynard, Lindamood, Fitzgerald, Pippin, Mann, Wayne Utterback, T. Pippin, Kimberly Holmes, Ronda Stanford.

#### OFFICER'S REPORTS

- A. President's Report – President Lundin thanked Ronda for an outstanding Crier. It had a lot of good articles. He noted that Teresa Pippin is concerned about Fire Mitigation plans in our washes and what to do about it. Last issue of Crier there was an article on the Arizona Riparian area and it was clear that these areas are hands off. Theresa noted that Ventura West received approval from Pima County to clean a wash. President Lundin will check with the A&G Committee to see if the County is still not allowing clean out of the washes. These areas, despite ownership, cannot be touched. Vice President Stanford stated that in 2019 there were 3 washes, 2 are flood plain and 1 riparian, behind Camino Mayor is primarily a flood zone and no riparian areas. He noted the restrictions do require HOA stewardship and appeared to be passed from GVR to the HOAs. We are not responsible for the one behind Mayor. He felt that it might help if there is a summary of our obligations and procedures that can be used in them and might be good to have the explanation and someone who can be contacted by the residents with concerns. Bob Gatz noted that in the past Norm Garneau has been responsible for this and in dealing with the issues. President Lundin said this was a good discussion, he will get in touch with Norm Garneau.
- B. Vice President's Report – Vice President Stanford has concerns about the road paving issue. He noted that a great deal of work has been done by Chuck Dorr and it seems to have come to a halt with the pandemic since the county wanted a signed petition. It was noted that the county has scored all the roads and we were low on the list. President Lundin will look into this. Vice President Stanford would like a sign for Javalina crossing areas. He felt there were two areas across dead-end streets. He also noted that a water hardness report in February, 2020 with flow-up indicating that the water is sufficiently soft at a scale of 3. He noted that this indicates the water is soft and acceptable, why do we have water softeners in our homes? He stated that the scale goes

up to 22. Vice President Stanford reported that his water was tested and it was below a 3. President Lundin thought we were fortunate to have a 3.

- C. Secretary's Report – Secretary DeVille stated that the annual meeting minutes were sent to all Board members via email. He asked for any changes/questions or concerns. There being none, he moved they be accepted, Bob Schaffer seconded the motion. Motion passed unanimously. Secretary DeVille asked if there were any questions on the February board meeting minutes that were sent to the board via email. There being none, he moved they be accepted. Treasurer Quast seconded the motion. Motion passed unanimously.
- D. Treasurer's Report – Treasurer Quast noted that all dues and assessments are paid. He noted that he is sending out new financial report formats since we switched to the quicken program. He reported that we are working at finding more meaningful reports. We will keep working on it. The CD balance is \$38,0000 with the interest added at maturity on 6/30/2021. He stated that there have been no houses on the market yet this year, so there is no revenue from this area. One homeowner wrote their assessment check for one penny, thus the income showing an extra penny. Transaction by Month report is all checks 1/1/21 to 3/31/21. PHII Summary compares the actual spent to the approved budget and the difference in column 3. He noted that the Administrative Assistant's busy time is now so 1/3 has been spent to-date; GVC has been paid in full, HOA insurance is \$452 and is paid for 2021, website went up in cost due to change in provider. He asked if there were any questions. Secretary DeVille noted that a report showed that \$4,011.52 was spent and should have been \$6,109.68. He noted that Marge sent out a correction. The checking account balance is \$16,362.05. Secretary DeVille moved to approve the financial report. Treasurer Quast seconded. Motion passed unanimously.

## COMMITTEE REPORTS

- A. GVC Representative – Alan Merriam – No meetings held.
- B. Social Committee – Jean Anne Gatz, Chair – Nothing to report, nothing going on. No socials, 1 gift basket will be delivered when they move here in June.
- C. A&G Committee – Norm Garneau, Chair – Nothing to report at this time. Lundin will get with him on the fire mitigation and riparian areas.
- D. Crier – Rhonda Stanford, Chair – She is happy to be in the role of editor.
- E. Road Committee Update – Chuck Dorr – Chuck not in attendance.
- F. Website – Marge Garneau asked if the Board would like add the minutes and the treasurer's report. It was decided that the minutes can be added, don't need to add the treasurer information. It was decided that minutes would be added after the board has approved them.

## UNFINISHED BUSINESS

Street Sweeper – President Lundin informed the board that he gave the County Road Department a copy of the PHII map along with a letter that the streets are not to be swept. One neighbor asked why no longer sweeping the streets. President Lundin explained the sweeping is removing parts of the streets, especially on Mayor and in that area. If the homeowners feel this is a problem we can see if other streets can be added back into the sweeping. No comments from those attending.

## NEW BUSINESS

John Fitzgerald noted that in the past we have cleaned out some of the areas that were over grown. He said the county is good at coming right out to check things and gave permission to the HOA to trim some areas that needed trimming.

Bob Schaffer thought some hands were raised. He suggested people just talk.

Norm Stalnaker stated that on the end of Holgado, Camino Mayor and the cul-de-sacs the original contractor got approval from Pima County before the final coat was put on. President Lundin noted that the HOA has discussed this with the county but that will not help our cause.

Teresa Pippin commented the new streets were impressive. She wrote Steve Christy a thank you for the road repairs. Maybe we should all ask where our streets are on the list. She would be happy to get involved in this. She felt that the more people they hear from the better we are.

Harold (Lindy) Lindamood noted that he was appointed to pick up phone books. He picked them up and gave them to the block captains. He has 3 phone books left if anyone wants one. We left off Alma's name on the last Crier as a block captain. This will be fixed. Chip thanked him for taking care of this.

Jean Anne noted they are working on the well at the end of Mayor. She asked who got the email on the mine? John said it was a flyer to the residents of Mayor.

Norm Stalnaker stated that the well was supposed to be behind Portillo Ridge and they complained. The mine moved it over here – maybe someone needs to tell the mine it isn't behind Portillo Ridge

## ANNOUNCEMENTS

Next Board Meeting is September 9th at 1 pm. This will be a zoom meeting. At the Board meeting in the Fall of 2023, and annually thereafter, the board needs to determine whether or not to continue with the waste management 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.

#### VISITOR COMMENTS

No more comments.

#### ADJOURNMENT

Secretary DeVille moved to adjourn at 2:00 pm. Bob Schaffer seconded. Meeting adjourned.

Respectfully submitted,

Tom DeVille  
Board Secretary

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