

**DRAFT**

Portillo Hills II Homeowners Association  
Minutes – Annual Meeting  
FEBRUARY 13, 2020  
Las Campanas Ocotillo Room

President John Fitzgerald welcomed everyone to the meeting.

President Fitzgerald introduced Arturo R. Gabaldón from Community Water Company. Art has been with the water company since 1990. He said he was here to answer questions about the water community. One of the most asked question is, is there enough water. If you live in GV you are excellent there is an aquafer under GV that goes down 2-4' per year. This is more out than in but enough to last over the 100-year mark. The water company has Well #9, it hit water at 200 ft drilled to 1000 feet. It is wet sand, the aquafer moves slowly through the 800 ft. If it goes down 2 ft per year that means water for 400 years, at 4 ft per year there is water for 200 years. All of GV shares one aquafer. Water flows north from Mexico since they are higher than us. It runs downhill from Nogales. Water quality is checked annual and there is an annual report, not much difference in the last 10 years of the quality. Community Water is a not for profit corporation of members. They took over from Arizona water company, a for profit company in the early 70s when they were selling it to the City of Tucson. There is 2.2 million gallons per day delivered. The average bill for Green Valley is \$ 22 a month. April is the annual meeting. In office they have low flow shower heads and flapper valves. Art left some for our residents. He asked for questions.

Questions: What is the average water bill in Tucson? Art said this is complicated since they pay other agencies depending on where you live in Tucson. There are some areas where the base fee is lower than ours. Basically, our water is free. What we are paying for is a delivery charge.

Does the Mine use much of the aquafer? Rosemont Mine does not take out much. Overall, 40% is for the pecans; 40% is for the existing mines, and 20% is for the rest of us. That means about 20,000-acre feet is the 20%. Evaporation is the problem at the pecan area the water is lost to the aquafer. The proposed mine will not be a problem.

Are there any changes to the hardness of the water? Art noted that the hardness of the water is high. It hasn't changed since 2006.

What are the interceptor wells west of our HOA? There is a sulfate plume emitting out of there. The capture wells are sucking up the water and sending it back into production at the mine. This prevents the sulfate from getting into the aquifer, though the mines do lower our wells.

President Fitzgerald asked if we are doing okay and Art said the water is good, rates are good, and they are working to maintain our system. Feel free to go talk to the office and visit with Art if you have questions. They are always looking for board members so come fill in the application.

President Fitzgerald thanked Art for coming to visit with us and reminded the members present the water meeting is February 25<sup>th</sup> at Desert Hills. At 10:30 am. Art said it would be given by the water resources research center.

President Fitzgerald called the annual meeting to order at 1:22 pm and noted there are 29 household represented, which represents a quorum. He introduced the board members present and noted that Casey Thompson had eye surgery this morning so was unable to attend.

Minutes of 2019 Annual Meeting – Secretary Tom DeVille noted that the minutes were sent out in the packets. He asked for any questions. There being none, a motion was made to approve the minutes as submitted. Motion was seconded. Unanimous.

2020 Budget and Financial Report for 1/1 – 12/31/2020 – Treasurer Alan Merriam stated these were sent out in the annual packet. Budget has not changed. Not much change all over. No dues raised. They are the same as they were 5 years ago. HOA members are welcome to see a complete set of books any time you want, just let the Treasurer know you would like to see them.

Review of 2019 accomplishments and forecast for 2020 – President John Fitzgerald gave a recap of 2019. The first accomplishment was having Chip and Tom joined the board. Potholes got filled. There was one weed situation and they had a person out yesterday spraying. The association passed a new CC&R and now one trash system. He noted that in the billing for July there will be an increase to more than \$40.95. Common areas have been cleaned up. He thanked Norm Garneau. The enforcement policy was updated – easier to follow with a plan of action if needed. The social committee had the BBQ cater the meat and this was better than having the board do the cooking.

He noted that the Board is looking at changing our bank account and attorney. The board would like to change the lawyer to a local attorney. He noted that the CC&Rs we may need to address solar panels, drones, etc. We may need to have the county look at the arroyo south of Emilia and see if there is a problem with the dead material that may block culverts. County came out twice about common areas to get them cleaned up. He noted that this is a habitat sanctuary area so we cannot mess with it.

### Committee Reports

A&G Committee – Norm Garneau and Thye DeLaney are on the committee. Norm reported that there were several approvals and remodels on grounds. All were submitted and approved. Clean up on county property at Inspirada and Agradable. One certified letter for weeds sent out and one personal contact for weeds both were taken care of quickly. Alan said he and Tom went behind the house on Agradable to the property they thought was owned by Madera. Behind it the arroyo is overgrown and they tried to talk to the homeowner since this area is actually on their property. They left a message asking them to clean it up. John said that regarding the county-owned property along Inspirada, the county has authorized the HOA to keep the area clean 3' back from the sidewalk.

Communications nothing.

Social Committee – Jean Anne Gatz provided a written report. Both socials were well attended. Her spending was \$3,451.95 this year. With \$23.05 left. There were 5 new owners for gift baskets. She announced that the spring social is March 27th at LC from 5 to 8 pm. Charge is \$5 per person since we are using BK BBQ. Christmas Dec 12 at East Center. She thanked everyone for their help with the socials, Cindy for advertising them and Marsha for the decorations.

GVC Representative – None yet. Alan will take over now.

Committee Coordinator – No report

Road Committee – Chuck was not able to stay for the meeting. He reported that on February 15 the county is sending out a list of areas to be repaired. We should see where we are for service. County has come up with money to do more than before. President Fitzgerald said he, Vice President Lundin and Chuck Dorr will visit with the county to discuss the process used by the county.

Comments from the Membership – Jean Anne: About bulk pick up. Why so early for the pickup, we haven't starting trimming yet? Why not wait until March. John said we can change it to March next year. We need to include people who are leaving.

Have the container problems been handled? John explained that WM 96-gallon containers are not available at this time, but they will deliver them once they become available. He will monitor this.

What if we want a different container if we wanted a 32 or a 65-gal container? They will be delivered all at one time.

Concluding comments

Regular meeting of the new Board to follow annual meeting

Voting results – President Fitzgerald announced that Ken Quast has 65 votes; Bob Schaffer got 64 votes. Ken not here today. Bob was introduced. He noted that the process of getting new board members is difficult. We need volunteers.

Vice President Lundin moved to adjourn at 1:50 pm. Seconded by Alan Merriam. Meeting adjourned.

Respectfully submitted,

Tom DeVille  
Secretary

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