

PORTILLO HILLS II HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS
October 26, 2023– 1 pm
Minutes
Las Campanas

President Collins called the meeting to order at 1:00 pm. She noted that there was a quorum present. She noted that Dennis Nelson and Charles Logan were unable to attend the meeting.

President Collins introduced Karen Baldwin and noted that the Board voted verbally to appoint her to the position Ken Quast vacated. President Collins appointed Karen Baldwin as Treasurer. Treasurer Baldwin introduced herself noting that she moved here to be near her daughter and loves GVR and her new home.

Attendance: Board members in attendance are: Jim Reid, Donna Collins and Karen Baldwin. Quorum met. 15 owners and Marge Garneau, Administrative Assistant in attendance.

President's report:

President Collins asked if there were any new owners in attendance. Kevin and Rosa Fields introduced themselves as new owners in PHII. They noted they moved here from Rimrock. Kevin retired from military in 2020, works remotely from home. The members welcomed the Fields.

Vice President's report :

No report

Secretary Report:

Secretary Reid noted that he asked for the meeting to be held. The minutes from April were emailed to the board. President Reid reviewed the contents of the minutes and asked if there were any questions. Treasurer Baldwin moved to accept the minutes. Secretary Reid second. Unanimous.

Treasurer's report :

Donna Collins noted she will provide the Treasurer's report since Ken Quast resigned for personal reason. She noted that the financial report provided was April through September, 2023 Financially PHII is in good shape. The budget is right on for everything within budget in most categories. She provided the bank balances and noted that PHII HOA has a total of \$58,055.70. We had budgeted for 4 transfer fees and have 6 so far with a closing in November making it 7. Secretary Reid moved to accept the Treasurer's Report. Treasurer Baldwin seconded. Unanimous.

Committee reports:

1. GVC Representative –John Stanford not in attendance, no report

2. Social Committee – Jean Anne Gatz, Chair. Jean Anne noted that she completed some new member visits. December 6th is social at Las Campanas. Sweet Peas is set up. Waiting for dates for spring social.
3. A&G Committee – Norm Garneau, Chair – 5 applications for exterior alterations, 0 complaints, 1 clean up at end of Agredable, been completed.
4. Crier Editor – President Collins noted Ronda is working on the next Crier.

Old Business:

1. Waste management contract – Charles Logan/Tom DeVille – Tom DeVille noted that we have until the end of March to decide if we continue with WM and get the price for next year. The contract was for 5 years and ends effective July 1st. There is an automatic renewal for 1 year. Tom and Charles will be talking to them and will get back to the Board. Tom asked if anyone has a problem with WM. Members in attendance agree they have done well.

New Business:

1. Replace Ken Quast – President Collins noted that Ken had to resign due to family issues. He was very dedicated and the Board appreciates what he did for us.
2. Administrative Assistant – President Collins noted that the Board addressed the salary of the administrative assistant. She noted that the Board voted to raised her salary \$20 an hour. Marge has a Master's in Business Administration degree and has done a great job for the HOA.
3. Nominating Committee – President Collins noted that there will be two (2) positions open next February, Charles Logan and Karen Baldwin will expire. Donna said she is looking for some member help with this committee.
4. President Collins introduced John McGee, CERT Team from the GV Fire Dept. Mr. McGee will present the "Firewise" program. He noted that CERT is a Community Emergency Response team under FIMA. It is a volunteer committee and they work under the GV Fire department. They have done 20+ HOA so far. Goal is not to reduce wild fires, it is to coordinate communities to reduce the risk of ignition of homes from a wild fire. This begins with a Firewise committee for action point, coordinating a point for id of wild fire risk. Dept of forestry and fire management comes to GV to do the risk assessment. A 3 year action plan is developed then to reduce the identified risks. Document hours worked and expenditures and report these hours. You have to submit online report to DFFM, they evaluate the report and decide if we are a Firewise site. Can be done in a month. Benefits. Risk assessment free. Committee is the point of contact for communication. They send a check list of hazards and a report on what to do. Firewise USA site is then recognized.

A member asked if buffelgrass is a concern why isn't the State doing aerial spraying. It was noted that the State does spray in remote areas.

A member asked if they coordinate with Pima County and the Riparian areas. Mr. McGee noted that once the Firewise report is done this can be looked at.

President Collins moved that the board approve joining Firewise. Treasurer Baldwin seconded. Unanimous. Mr. McGee said he would put in for the request for a risk management. President Collins is the contact.

It was noted that the GV Fire Department provides smoke alarm battery replacement and black boxes with a key to the house. If you change locks, the Fire Department will have to open the box. There are about 7000 installed in GV. Valley assistance services has a nurse that comes to the house to help manage medications. GV Cares will call the house daily as a check up on residents.

Visitor Comments

Jean Anne Gatz is thinking about getting a petition started and have homeowners sign it for Road replacement.

She asked about the road sweeping – President Collins noted that the County is adamant they sweep the roads since this is better for the roads. Secretary Reid called the roads division and they said leaving the gravel on the roads, the roads wear out faster with the rocks.

Next Board Meeting is December 14, 2023 at Las Campanas at 1:00 pm

Adjournment – 2:45 pm

Respectfully Submitted,

Jim Reid
Board Secretary

mg