

PORTILLO HILLS II HOMEOWNERS ASSOCIATION INC
BOARD OF DIRECTORS
December 14, 2023– 1 pm
Minutes
East Center Lounge

Call to Order – President Collins called the meeting to order at 1:04pm

Quorum – All Board members are in attendance. President Collins introduced Treasurer Baldwin as the new Treasurer. There were 9 HOA members present and the administrative assistant.

President's report – President Collins noted the annual meeting changed from Thursday to Friday due to available rooms. We moved it to Friday February 9th. There will be a new Board meeting following the annual meeting.

Vice President's report – Vice President Nelson – No report.

Secretary Report – Secretary Reid

Minutes from October, 2023 – Secretary Reid reviewed the meeting. Vice President Nelson moved to approve the minutes, Treasurer Baldwin 2nd. Unanimous

Treasurer's report – Treasurer Baldwin

Financial Report – Audit was done for last year. Free from errors or misrepresentations. A thank you to Ursula Kempe for completing the audit for the HOA.

Assets and liabilities: \$56,918.17 total – \$15,753.70 in checking and \$41,164.47 in CDs. The rates have gone up some and it is anticipated the CD's will be rolled over.

The proposed 2024 budget has been presented. The lot assessments will be \$121. No reduction due to some cost increases. We had 7 real estate transfers, estimating 5 for 2024. We are reducing the miscellaneous line item to better follow spending. (Moving post office box out of miscellaneous and putting the money into postage and moved the storage shed to a separate line item. Social events had the welcome baskets moved to a separate line. Increased website since we fell short 48\$. After questions and discussion, Secretary Reid moved to accept the budget and the lot assessment. Charles Logan 2nd. Unanimous.

Committee reports:

1. GVC Representative –John Stanford, Chair – not here, no report.
2. Social Committee – Jean Anne Gatz, Chair – provided a written report. She noted that the Holiday social had 69 people and gift baskets cost \$75-100 each. Spring social March 20th, Wednesday at Las Campanas.
3. A&G Committee – Norm Garneau, Chair – essential pest cost went up.
4. Crier Editor – Rhonda Stanford – not here, no report

Old Business:

1. Waste management contract – Charles Logan/Tom DeVille –

Tom DeVille presented a proposal from Waste Management for a new contract. There is no current Titan information. It was noted that the contract is due the end of March. After much discussion, it was decided to poll the HOA members and get a price from Titan. It was tabled for now.

Slate of nominees for 2 board seats:

President Collins announced that Charles Logan and Treasurer Baldwin will be on the ballot. There being no new nominees from the floor, Vice President Nelson moved to accept the slate of nominees. Treasurer Baldwin 2nd. Unanimous.

New Business:

1. Lawyer for 2024 – Charles moved to keep the same lawyer. Secretary Reid 2nd. unna
2. Abrego Self Storage 2024 – Cost went up to \$49.50 a month. Dennis moved to renew the storage shed. Secretary Reid 2nd. Unanimous
3. American Family Insurance 2024 – No bill yet – item was tabled.
4. GVC Membership 2024 (cost is \$14 per home) Alan encouraged the Board to continue with GVC. Secretary Reid moved to continue, Treasurer Baldwin 2nd. Unanimous
5. After discussion, President Collins moved to have all four board officers as signors on the BMO accounts. Secretary Jim Reid 2nd. Unanimous.

Announcements:

Next Board Meeting and Annual Meeting is Friday, February 9, 2024

Visitor Comments

Bob Gatz asked for budget copy. Copies were provided.

Stan Cassin noted that the volunteer fire department has information packets to put on the refrigerator and a lock box they provide with your key. They also have Telecare. They will every day.

Adjournment

Guest Speaker: Chris Stichtler, Green Valley Home Inspection

President Collins introduced Chris from Green Valley Inspections. He noted that he does home inspections when people purchase a property. He also provides assistance for homeowners to obtain a second opinion on work need to be done or as a second set of eyes after work is done. There is a Moen device that can be added to your plumbing to detect plumbing issues and look for abnormalities, it will shut off the water if it notes a problem.

Water Pressure – static water pressure when no water flows water turned off is when you get the pressure read. This is normally around 65. Over 80 to high.

Drain and flush the water heater yearly. Flush sediment out of the pipes. Hot water flush: Supply valve shut off. Hose bib drain. Add garden hose to this. Slowly turn supply valve on and sediment comes out. TPR valve on top leave alone.

He noted that if you turn things off the water meter dial should not be moving. If it is moving, call the water company.

He discussed tile roof repairs/replacements, shutting off water when going away for extended time and noted that a plumber can isolate the irrigation from the house water lines. He encouraged everyone to get second opinions, more than 1 estimate; look at a service contract for heating and cooling; have your house inspected yearly for termites, interior and exterior. Treat as needed.

Meeting was adjourned at 1:57 pm.

Respectfully submitted,

Secretary Reid
Board Secretary

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