

PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION

**REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 23, 2018**

LOCATION The Regular Meeting of the Board of Directors of the Portico at Shadowridge Owners' Association was held on October 23, 2018 at the offices of Associa-PCM, 5950 La Place Ct., Suite 250, Carlsbad, CA 92008.

CALL TO ORDER Ross Wagner President, called the meeting to order at 6:01.

ATTENDANCE Directors Present: Rob Wach, President
Kirby Wright, Vice President

Darcy Wright, Secretary
Kevin Cunha, Member at Large

Absent: Ross Wagner, Treasurer
Representing
Associa-PCM: Pamela Bledsoe, Community Manager
Others Present: One new Homeowner

HOMEOWNERS' FORUM A new homeowner, account # 223-6380, attended to meet the Board and get familiar with the HOA. Having experience on other HOA Boards, the homeowner indicated interest in serving.

MINUTES APPROVED The Board of Directors reviewed the last Board Meeting Minutes. The Board, upon a motion duly made and seconded;
RESOLVED: to approve the July, 2018 Regular Minutes as submitted by Management.

FINANCIAL STATEMENTS The Board reviewed the financials. The Board, upon a motion duly made and seconded;
RESOLVED: to approve the July, Aug., and Sept., 2018 Financial statements, including bank statements and reconciliation reports as submitted; submitted to the yearly audit.

2019 BUDGET APPROVED WITH NO INCREASE The Board reviewed the drafted budget. The Board, upon a motion duly made and seconded;
RESOLVED: to approve the 2019 Budget w/ no increase to the monthly HOA fees.

The Board will review CD investment interest rates to decide which financial institution to invest with. Ross Wagner, Treasurer, will be consulted on this.

DELINQUENCY REPORT The Board reviewed the Delinquency Report. Acct. # 173-6917's delinquent account will be monitored.

COMMITTEES:

MAINTENANCE: The Board ask staff to solicit proposals from vendors for:
a)replacing all signs throughout the community due to their age and condition
b)replacing the most damaged or faded signs

The Board also discussed the option of updating the monument Portico sign at Longhorn.

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All Board members and Management will research this for designs and proposals will be solicited.

**RULES &
REGULATIONS**

The Board reviewed the violation list, pictures, etc. and discussed some of the violations that had been found in the community and remarked on changes. The Board directed staff to send a violation letter (certified mail) to acct. # 173-7699 for a Hearing. Also, acct.# 173-7466 will be sent a letter.

OLD BUSINESS:

The Board would like to review and may update their various Rules/Regs, and Arc Guidelines. The CC&Rs may be updated sometime in the future but is much more expensive.

NEW BUSINESS:

The Board requested the Shadowridge Owner's fine policy to be presented for review.

**KEVIN
CUNHA
RESIGNATION**

Kevin Cunha, a valued Board member, submitted his resignation from the Board effective at the end of this meeting, due to time constraints and priorities. The Board and Management thanked him for his dedicated service over the years.



NEXT MEETING

The next Board of Director's meeting is scheduled for 6:00 PM, Tuesday, January 22, 2019 at PCM, 5950 La Place Court, 2nd Floor (watch for signs) Carlsbad, CA.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:37 PM.

ATTEST

NAME		DATE	1-22-19
NAME		DATE	1-22-19

PLEASE VISIT YOUR COMMUNITY WEBSITE, PORTICOHOA.COM, HOSTED BY BOARD PRESIDENT, ROSS WAGNER, FOR INFORMATION, DOCUMENTS, ETC. Also, please also register on www.Townsq.io for community announcements, documents, etc.

EXTERIOR CHANGES ARE REQUIRED TO HAVE APPROVAL FROM THE PORTICO ARC COMMITTEE/BOARD, AS WELL AS THE MASTER ARC COMMITTEE BEFORE THE CHANGE IS MADE. Please plan and allow plenty of time for the two volunteer committees to review/approve the application.

HOMEOWNERS PLEASE BE REMINDED: HOMEOWNERS ARE ENCOURAGED TO REFRESH THEIR EXTERIORS WITH THE NEWER, APPROVED COLORS. PLEASE REMEMBER THAT IT IS REQUIRED, PER GOVERNING DOCS, THAT YOU SUBMIT AN ARC APPLICATION AND OBTAIN APPROVAL BEFORE WORK COMMENCES.

Architectural applications are to be submitted to Associa-PCM through emailing the Community Manager, Pamela.Bledsoe@Associa.us for review by the Arch. Committee/Board before making exterior changes (including

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painting/fog-coating the exterior of your home or fencing, landscape, solar, etc.). Please be aware of the new updated Vista Paint color schemes that are to be used if you are re-painting your home. You may find the community's new colors by visiting the website: vistapaint.com

Letter to the Homeowners delivered regarding Painting:

The Board distributed a letter, directed to homeowners regarding the need for exterior painting throughout the community. Some homeowners will be notified regarding the need for re-newing /re-freshing their exterior (stucco, trim, doors, etc.) in order to maintain their homes, as per the HOA governing docs; as well as improve the appearances. **IMPORTANT:** As is the case with any exterior changes, the homeowners will need to submit an Architectural Application (found on porticohoa.com) to Associa-PCM, Pamela.Bledsoe@Associa.us, indicating the color scheme they would like approved. You may find the community's new colors by visiting the website: vistapaint.com. Please be advised that computer monitors are not reliable for exact colors.

Please note: A color scheme may not be used by two homes next to each other. Thus, please be sure that your selection is different from the neighbors on either side of your home.

MISC. LANDSCAPE: Various landscape decisions include:

- A) Color of rock permitted is natural colors such as tans and browns; not white. Mulch should be dark brown; not an unnatural, dyed, reddish- orange color or black. Samples or pictures are required.
- B) Color of pavers (samples or pictures are required).
- C) Artificial turf (samples must accompany arc applications- realistic length such as 2" is the goal, non-shine, etc.)
- D) Drought-tolerant conversions*

SOLAR: An architectural application must be submitted for approval of the Portico Arc Committee/Board, as well as the Master Board.

*Arc applications should include very detailed drawings, showing the placement of live plants/trees/flowers/grass/artificial turf (and what percentage they represent-requirement is 75%) and what size they are expected to be at time of maturity. Pictures of the various plants, and hardscape should be included. The other 25% of the front may be hardscape.

All Architectural Applications should be submitted by emailing/scanning to the Community Mgr., Pamela Bledsoe (Pamela.Bledsoe@Associa.US), or mailed to Pamela at Associa-PCM, 5950 La Place Ct., Suite 250, Carlsbad, Ca 92008. If you have questions regarding your application or what is required, please contact Pamela via email or a phone call at 760-918-8056 or 8040.