

PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION

REGULAR MEETING OF THE BOARD OF DIRECTORS July 25, 2017

- LOCATION** The Regular Meeting of the Board of Directors of the Portico at Shadowridge Owners' Association was held on Tuesday, May 23, 2017 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 6:01P.M.
- ATTENDANCE**
- Directors Present: Ross Wagner, Pres.
Kevin Cunha, Vice President
Kirby Wright, Secretary
Rob Wach, Treasurer
Darcy Wright, Member at Large
- Absent: None
- Representing Associa-PCM: Pamela Bledsoe, Community Manager
- Others Present: None
- HOMEOWNERS' FORUM** None
- MINUTES APPROVED** The Board of Directors reviewed the last Board meeting's Minutes. The Board, upon a motion duly made and seconded;
- RESOLVED: to approve the May, 2017 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 May and June 2017 Financial statements, including bank statements and reconciliation reports as submitted; submitted to the yearly audit.**
- DELINQUENCY REPORT** The Board reviewed the Delinquency Report.
- COMMITTEES:** LANDSCAPE: None
MAINTENANCE: The Board indicated that BPR's numbers for each repair

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needed as per proposal, was not visible. They would need to have this re-done in order to review and decide whether it is necessary. Management will solicit this.

**RULES &
REGULATIONS**

ARC: None

**VIOLATION
LETTERS TO BE
SENT**

The Board reviewed the violation list, pictures, etc. and discussed some of the violations that had been found in the community.

The Board directed staff to write violation letters as submitted on the lists. Also, Acct. # 173-7440 will receive a letter.

The Board indicated that Management may submit a list of homes that need painted.

**NEW AND
OLD BUSINESS:**

The Board will be reviewing Election Rules and adopting them before the next annual board meeting and election.

**ELECTION RULES
ARCHITECTURAL
RULES**

The Board would like to review and may update their rules this year.

**MANAGEMENT
CONTRACT
INCREASE BY
\$20. PER MO.**

The Board reviewed the yearly Management contract letter from Jim Fraker. The Board, upon a motion duly made and seconded;

RESOLVED: to approve the \$20.00 a mo. increase for Management fees.

NEXT MEETING

The fee changed from \$1250.00 to \$1270.00.

The next Board of Director's meeting is scheduled for 6:00 PM, Tuesday, Sept. 26, 2017 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 6:53 PM.

ATTEST

NAME

DATE

NAME

DATE

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PLEASE VISIT YOUR COMMUNITY WEBSITE, PORTICOHOA.COM, HOSTED BY BOARD PRESIDENT, ROSS WAGNER, FOR INFORMATION, 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 ahead 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 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 un-natural, 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

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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.