

PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JULY 26, 2016

LOCATION The Regular Meeting of the Board of Directors of the Portico at Shadowridge Owners' Association was held on Tuesday, July 26, 2016 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 6:05 P.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 PCM: Pamela Bledsoe, CCAM
Community Manager

Others Present: 2 Homeowners

HOMEOWNERS' FORUM Acct. # 173-7194 attended to discuss at length a violation letter that was sent.

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, 2016 Regular Minutes as submitted by Management, subject to p. 3 that was missing is sent to the Board and there are no errors.

FINANCIAL STATEMENTS The Board reviewed the financials. It was noted that the June Financials were not available yet. The Board, upon a motion duly made and seconded;

RESOLVED: to approve the May Financial statements, including bank statements and reconciliation reports as submitted; submitted to the yearly audit.

The Board asked Management to check on the GL# 5100 (Storage) and check on the Street Sweeper's contract, frequency, sweep dates, and last two invoices.

DELINQUENCY REPORT The Board reviewed the Delinquency Report. The Board asked Management to speak with Acct. # 173-6917 or their lawyer regarding a payment plan. Once repayment is achieved and the account is current, the Board is willing to reverse

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the late charges and interest assessed.

COMMITTEES: LANDSCAPE: None

MAINTENANCE: The Board reviewed proposals for major street repairs as well as a more conservative street repair approach that would prolong the life of the streets. The Board, upon a motion duly made and seconded;

**STREET REPAIR
AND SEAL COAT
APPROVED**

RESOLVED: to approve National Paving to perform street repairs and seal coat for no more than \$11,878.00; to be paid out of Reserve's GL# 3256. They will also be adding Bot dots on the curves.

The Board discussed the BPR's proposal again and decided to reverse their decision in May, and to postpone the work until next year.

**EXTERIOR
CHANGES
REQUIRES
APPROVAL
FIRST,
SUCH AS
PAINTING,
FENCING, SOLAR
PANELS,
LANDSCAPING,
SATELITE DISHES
ETC.**

ARC:

Per the governing documents, homeowners are required to submit arc applications for exterior changes and obtain approval of the sub-community (Portico Architectural Committee) and Shadowridge Master Architectural Committee before the work begins.

Please be reminded: Arc applications, once approved are to be started within 30 days, and completed within 90 days.

Note: See last page of these Minutes for more architectural information regarding exterior changes such as painting, landscape, solar, fencing, etc.

**RULES &
REGULATIONS**

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

The Board discovered that a violation letter had been sent to Acct. # 173-7754 by the Shadowridge Master's Association even though the Portico Board had previously decided that this was not considered a violation by them. The Board discussed the need to understand the procedures and policies for handling violations by the Portico Board and the Master Association and how they are coordinated, if they are.

The Board directed Management to send a violation letter to: Acct. # 173-7576, and 191-3730.

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NEW AND

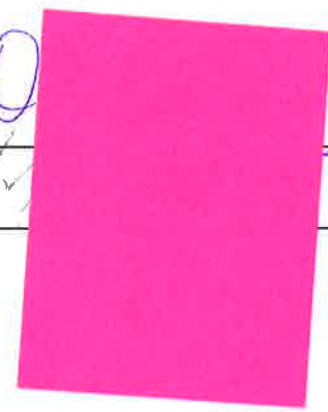
OLD BUSINESS: The Board received the 2016 Reserve Study performed by SCT Reserves. The Board asked Management to ask SCT Reserves to revise the street over-lay bids.

RESERVE STUDY COMPLETED

NEXT MEETING The next Board of Director's meeting is scheduled for 6:00 PM, Tuesday, Sept. 27, 2016 at PCM, 5950 La Place Court, 2nd Floor, Carlsbad, CA. Watch for signs.

ADJOURNMENT There being no further business to come before the Board, the meeting was adjourned at 9:13 PM.

ATTEST	NAME 	DATE 9/27/16
	NAME 	DATE 9/27/16



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

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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 earlier this year, 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 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) and what size they are expected to be at time of maturity. Pictures of the various plants, and hardscape should be included. 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.