

PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION

REGULAR MEETING OF THE BOARD OF DIRECTORS NOVEMBER 28, 2017

LOCATION The Regular Meeting of the Board of Directors of the Portico at Shadowridge Owners' Association was held on Nov. 28, 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 6:01.

ATTENDANCE Directors Present: Ross Wagner, Pres.
Kevin Cunha, Vice President
Kirby Wright, Secretary

Darcy Wright, Member at Large

Absent: Rob Wach, Treasurer

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 September, 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 Sept. and Oct., 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:
MAINTENANCE:

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ARC: Arc apps that were approved were Acct. # 173-6991, and 173-7482.

**RULES &
REGULATIONS**

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

The Board asked that another letter be sent to Acct. # 173-7505.

The Board asked where it is written that café lights are not permitted.

**NEW BUSINESS:
NEW
COLLECTION
POLICY**

The Board upon a motion duly made and seconded;

RESOLVED: to approve the new collection policy changes (per the state fee increase), and Management confirmed it would be mailed out in the Budget mail-out towards the end of Nov. 2017.

The Board will research and review the complaint of speeders in the community. Speed humps are being considered, as well as text and lines painted on the street to remind drivers.

"No soliciting" signs will be researched by Management for correct text, etc. to be sure North Coast Patrol can be called to ask solicitors to leave the private community.

The Board, upon a motion and duly seconded;

RESOLVED: to approve the audit and taxes to be done by Jose Mejares, CPA, in the amount of \$905.00.

OLD BUSINESS:

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



NEXT MEETING

The next Board of Director's meeting is scheduled for 6:00 PM, Tuesday, Jan. 30, 2018 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 7:31PM.

ATTEST

| | |
|--|--------------|
| NAME  | DATE 1/30/18 |
| NAME  | DATE 1/30/18 |

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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.