

# PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION

## REGULAR MEETING OF THE BOARD OF DIRECTORS JULY 24, 2018

- LOCATION** The Regular Meeting of the Board of Directors of the Portico at Shadowridge Owners' Association was held on July 14, 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 6:05.
- ATTENDANCE**
- |                    |  |
|--------------------|--|
| Directors Present: | Rob Wach, President<br>Kirby Wright, Vice President<br>Ross Wagner, Treasurer<br>Darcy Wright, Secretary<br>Kevin Cunha, 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 Minutes. The Board, upon a motion duly made and seconded;  
**RESOLVED: to approve the March 27, 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 April, May, and June. 2018 Financial statements, including bank statements and reconciliation reports as submitted; submitted to the yearly audit.**
- The Board received the Annual Budget prep chart in order to submit any suggestions as the 2019 drafted budget is reviewed and approved at the next meeting. Ross Wagner, Treasurer, will be working with Management on this.
- The Board asked Management to obtain a break down of all PCM charges, including the Year End Processing fee. A credit will be given for a double charge of \$500.
- The Board, upon a motion duly made and seconded;  
**RESOLVED; to request Wells Fargo, Tim Canty, Financial Advisor, to open three (3) \$40,000.00 CDs for 12 mos., out of both the Reserve's money**

JULY 24, 2018

PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS

market and 2 maturing CDs.

**DELINQUENCY  
REPORT**

The Board reviewed the Delinquency Report.

**COMMITTEES:**

LANDSCAPE: Management will ask landscapers, New Earth, to adjust irrigation down.

MAINTENANCE: The subject of speed humps was tabled (also, see Old Business).

The sidewalk near 1849 Ithaca will be re-poured upon the review of two proposals.

ARCHITECTURAL: The Board approved an arc application for Acct. # 173-7505.

**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.

**NEW BUSINESS:**

The Board, upon a motion duly made and seconded;

**RESERVE STUDY  
LEVEL 2  
APPROVED**

**RESOLVED: to approve SCT Reserves to perform an on-site review of Reserve Components (required every 3 yrs) in the amount of \$825.00.**

Board members who are available will plan on attending this review. The study will indicate what is suggested to be implemented in the Budget for yearly Reserve Funding.

**MANAGEMENT  
CONTRACT  
INCREASE  
APPROVED**

The Board, upon a motion duly made and seconded;

**RESOLVED; to approve the Associa-PCM Management contract increase from \$1250.00 to \$1263.00 per mo.**

**LIEN  
RECORDATION  
LIEN SIGNED**

The Board, upon a motion duly made and seconded;

**RESOLVED: to approve the Resolution to Appoint Agent (Associa-PCM) for Purpose of Lien Recordation.**

**OLD BUSINESS:**

The Board decided to research and review the complaint of speeders in the community. Speed humps are being considered. The Board asked management to confirm with National Paving that the cost is still approx. \$1,000.00 ea. More information will be reviewed at the next meeting.

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.

The next Board of Director's meeting is scheduled for 6:00 PM, Tuesday, October 24, 2018 at PCM, 5950 La Place Court, 2<sup>nd</sup> Floor (watch for signs)

JULY 24, 2018

PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS

Carlsbad, CA.

NEXT MEETING

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 8:10 PM.

ATTEST

NAME

DATE

10/23/18

NAME

DATE

10/23/18

PLEASE VISIT YOUR COMMUNITY WEBSITE, [PORTICOHOA.COM](http://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 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](mailto: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](http://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](http://porticohoa.com)) to Associa-PCM, [Pamela.Bledsoe@Associa.us](mailto:Pamela.Bledsoe@Associa.us), indicating the color scheme they would like approved. You may find the community's new**

JULY 24, 2018

PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS

colors by visiting the website: [vistapaint.com](http://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 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](mailto: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.