

PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION

REGULAR MEETING OF THE BOARD OF DIRECTORS MARCH 27, 2018

- LOCATION** The Regular Meeting of the Board of Directors of the Portico at Shadowridge Owners' Association was held on March 27, 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
Ross Wagner, Treasurer
Darcy Wright, Secretary
Kevin Cunha, Member at Large
- Absent: None
- Representing
Associa-PCM: Pamela Bledsoe, Community Manager
- Others Present: None
- HOMEOWNERS' FORUM** A homeowner attended to present an arc application.
- 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 Jan. 29, 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 Jan. & Feb. 2018 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:
ARCHITECTURAL: The Board approved an arc application for Acct. # 173-7385.

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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*

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**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 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.

**QUARTERLY
BOARD
MEETINGS**

The Board decided to conduct scheduled Board meetings on a quarterly basis starting after the March meeting, which satisfies Corporate Law. They noted that should any important HOA business need to be handled, they can conduct a special Regular meeting and would post an agenda as normal.

The Annual Homeowners Meeting and Election was held on this date, also. The incumbents who were elected for a 2-yr term were Ross Wagner, Darcy Wright and Kirby Wright. Rob Wach and Kevin Cunha remain on the Board, also.

**ORGANI-
ZATIONAL TITLES
FOR THE
OFFICERS/
DIRECTORS**

The Board discussed the Director/Officers titles that they would be willing to serve. The Board, upon a motion duly made and seconded;

RESOLVED: to appoint the Board as follows:

- Rob Wach, President**
- Kirby Wright, Vice President**
- Ross Wagner, Treasurer**
- Darcy Wright, Secretary**
- Kevin Cunha, Member at Large**

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 costly.

NEXT MEETING

The next Board of Director's meeting is scheduled for 6:00 PM, Tuesday, July 24, 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 8:37 PM. NOTE: THE ANNUAL MEETING WAS ALSO HELD ON THIS DATE.

ATTEST

NAME



DATE

7-24-18

NAME

DATE

7-24-18

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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.