

PORTICO AT SHADOWRIDGE OWNERS' ASSOCIATION

REGULAR MEETING OF THE BOARD OF DIRECTORS MARCH 28, 2017

LOCATION The Regular Meeting of the Board of Directors of the Portico at Shadowridge Owners' Association was held on Tuesday, March 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 6:07 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 Associa-PCM: Pamela Bledsoe, Community Manager

Others Present: 4 Homeowners

HOMEOWNERS' FORUM Subjects discussed were parking violations, and a few yards that are not being maintained. The Board explained that a homeowner may receive violations from Portico or Shadowridge Owners; both have the legal authority via governing documents that homeowners sign when they purchase their home. To better explain, Portico would be considered "state" and Shadowridge Owners, "federal" government. Whichever is the most restrictive, trumps the other if they do not agree. It was noted that the Board of Directors (both Portico or Shadowridge Owners (Master Board) may change in their enforcement depending on who is on the Board and their standards. There is a wide range of philosophy among homeowners and Boards: freedom to do anything a homeowner wants to do, verses stricter control which may promote property values. If homeowners want to understand the position that any current Board has, they are encouraged to attend a Board meeting and discuss issues. When voting for Board members, this is especially important.

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 Jan. 2017 Regular Minutes as submitted by Management.

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**FINANCIAL
STATEMENTS**

The Board reviewed the financials. The Board, upon a motion duly made and seconded;

RESOLVED: to approve the Jan. & Feb., 2017 Financial statements, including bank statements and reconciliation reports as submitted; submitted to the yearly audit.

Management was asked to find out about Wells Fargo's accts. not being reconciled in time for the financials. Also, the Board asked Management to solicit Morgan Stanley's financial advisor, David Lynn's fees.

**DELINQUENCY
REPORT**

The Board reviewed the Delinquency Report. The Board asked Management to include copy of a late letter for their review in next meeting's package.

COMMITTEES:

LANDSCAPE: None

MAINTENANCE: It was noted that a mailbox post, near Acct. # 173-7165 needs a handyman to repair or replace.

ARC: None

**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 staff to provide a copy of each violation letter that is sent to the homeowners.

The Board directed staff to write violation letters to:
Acct.# 173-7631 (give 14 days for homeowner to respond); 173-7084, 173-7071, and 173-7550.

**NEW AND
OLD BUSINESS:**

The Board reviewed correspondence from homeowners.

ELECTION RULES

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

**ARCHITECTURAL
RULES**

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

The Board, upon a motion duly made and seconded;

**INSURANCE
APPROVED**

RESOLVED: to approve Alante Ins.'s proposal in the amount of \$3,501.00 effective 4/1/17.

RESERVE STUDY

The Board asked Management to confirm whether it is legally required to perform a reserve study each year. It is known that an on-site visit is legally required every 3 years, but since there are very little components within the HOA

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reserves, the Board would like to use last year's reserve study figures if at all possible.

NEXT MEETING The next Board of Director's meeting is scheduled for 6:00 PM, Tuesday, May. 23, 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 8:37 PM.

ATTEST	NAME	DATE
	NAME	DATE

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

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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 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.

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