

Portofino Villas at 62nd Ave HOA

2026 Special Assessment Meeting to Vote on Fence and Gate for the HOA

July 8, 2026

Held at: Semper Fi Property Management, LLC

Minutes taken by: Blaine Massey, secretary of Portofino Villas at 62nd Ave HOA

1. Called the meeting at 5:30pm on 07/08/26
2. Roll Call
 - a. All Board of Directors present:
 - i. Brad Eck in person
 - ii. David Jordan by proxy
 - iii. Blaine Massey in person
 - b. Billy Rivera on behalf of Semper Fi was also present
 - c. Michael Tallman, Victoria Blanda, Lee Sowers, Tina Stafford, Blaine Massey, Brad Eck were present in person
 - d. Todd Stafford was present virtually
3. Quorum
 - a. Quorum of the board of directors was met with Brad and Blaine physically present and David present by proxy
 - b. Quorum was also met with membership/ownership, with 8 proxies and the 6 people physically present
 1. More than 51% of the members were present physically or by proxy
4. Purpose of the meeting
 - a. Brad, the president, went over how the purpose of the special meeting with the HOA members was to determine whether the HOA approves the assessment to finance the proposed perimeter security fence and the related financing concerning the fence.
5. Owner comments and questions
 - a. Lee questioned the BOD's decision to propose the security fence and the substantial financing related to the project, and Lee expressed strong opposition related to the project
 - b. Michael mentioned that it would be approximately \$5,500.00 per unit, that the project will help property and resale values, and that he was strongly in favor of the fence
6. Appointment of ballot counters
 - a. The president, brad, appointed Lee and Victoria as ballot counters for this special vote
 - b. Lee and Victoria reviewed the ballots and any related proxies
7. Presentation of ballot results
 - a. The ballot counters provided Billy with the ballot count
8. Board president remarks
 - a. Brad conveyed that the ballot count came back with 14 total, which included 12 in favor and 2 opposed
 - b. The special assessment was thus approved by the HOA's members
9. Adjournment
 - a. Brad made a motion to adjourn the meeting

- b. The motion was seconded by Blaine
- c. The members voted in favor of the motion to adjourn
- d. Meeting adjourned at 6:03pm