

**MINUTES
PORTRAITS HOMEOWNERS ASSOCIATION
BOARD MEETING
June 3, 2025**

ROLL CALL

1/105 Homeowners Present

Elise Herman President
Elsie Florido Vice President
Mark Gerwig Treasurer
Scott Hoch Secretary
Melissa Georgiana, Property Manager

CALL TO ORDER

The meeting was called to order at 6:45 p.m. by President, Elise Herman

READING OF THE MINUTES

The reading of the April 1, 2025 meeting minutes was done by Elise Herman, President
Motion to approve the minutes as read was made by Elsie Florido, Vice President
2nd Motion to approve the minutes made by Scott Hoch, Secretary
Approved Unanimously

NEW BUSINESS

A motion to remove the water fountain at the pool, and cap the pipe not to exceed \$500 and evaluate further actions needed was made by President, Elise Herman
Motion to approve made by Scott Hoch, Secretary
2nd Motion to approve made by Mark Gerwig, Treasurer
Approved Unanimously

A motion to pursue a change to the existing documents, Article IX, Section 4 to allow canvas driveway covers in the front of the yard. The documents state that "No canvas, pipe or other type of carport shall be placed between the sidewalk and the front building line on any lot." was made by Elise Herman, President.

The motion was NOT passed the Documents will stand as is.

A motion to keep the Documents as is was made by Elsie Florido, Vice President

2nd motion to keep the Documents as is was made by Scott Hoch, Secretary

Motion to keep the Documents as is Passed Unanimously

A motion to repair 3 pool lounge chairs for a cost not to exceed \$300 was made by Elise Herman, President

2nd Motion to approve was made by Mark Gerwig, Treasurer

Motion approved

A motion to obtain quotes to clean up and remove existing landscaping and price alternative landscaping in the areas between the pool and the Portraits sign was made by Scott Hoch, Secretary

02nd Motion to approve was made by Elsie Florido, Vice President

Motion approved Unanimously

ADJOURNMENT

A motion was made by Elise Herman, President to adjourn the meeting

2nd motion to adjourn the meeting was made by Elsie Florido, Vice President

Approved unanimously

Meeting was adjourned at 7:45 p.m.