

AGENDA PORTRAITS HOMEOWNERS ASSOCIATION
Board Meeting — June 2, 2026

ROLL CALL

2/105 Homeowners Present

Elise Herman — President
Elsie Florido — Vice President
Mark Gerwig — Treasurer

CALL TO ORDER

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

READING OF THE MINUTES

The minutes from the May 5, 2026 meeting were presented by President Elise Herman.

A motion to approve the minutes as presented was made by Mark Gerwig, Treasurer.
The motion was seconded by Elsie Florido, Vice President.
The minutes were approved unanimously.

NEW BUSINESS

MOTION: A motion was made by Elise Herman, President, to approve an irrigation maintenance proposal not to exceed \$650.00 per month.

A motion to approve the irrigation proposal was made by Mark Gerwig, Treasurer.
The motion was seconded by Elsie Florido, Vice President.
Result: Passed unanimously.

MOTION: A motion was made by Elise Herman, President, to terminate the contract with F&S Irrigation Company by issuing a 30-day notice to cease operations within Portraits.
A motion to approve termination of the contract was made by Elsie Florido, Vice President.
The motion was seconded by Mark Gerwig, Treasurer.
Result: Passed unanimously.

MOTION: A motion was made by Elise Herman, President, to purchase a new life buoy system, including signage indicating it is for emergency use only, for the pool area at a cost not to exceed \$500.
A motion to approve the purchase was made by Elsie Florido, Vice President.
The motion was seconded by Mark Gerwig, Treasurer.
Result: Passed unanimously.

MOTION: A motion was made by Elise Herman, President, to relocate the doggie bag station from the side of the pool to the front of the pool area.

A motion to approve the relocation was made by Elsie Florido, Vice President.

The motion was seconded by Mark Gerwig, Treasurer.

Result: Passed unanimously.

Quotes to be obtained.

MOTION: A motion was made by Elise Herman, President, to exercise Article X of the Homeowner Documents to remediate documented violations at 222 NW 107th Avenue.

A motion to approve this action was made by Mark Gerwig, Treasurer.

The motion was seconded by Elsie Florido, Vice President.

Result: Passed unanimously.

ADJOURNMENT

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

The motion was seconded by Elsie Florido, Vice President.

Approved unanimously.

The meeting was adjourned at 7:52 p.m.