

MINUTES
PORTRAITS HOMEOWNERS ASSOCIATION
BOARD MEETING
March 3, 2026

ROLL CALL

2/105 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 6:47 P.M. by President, Elise Herman

READING OF THE MINUTES

Elise Herman, President, read the minutes of the January 6, 2026 meeting. (There was no February meeting).

Motion to approve the minutes as read was made by Mark Gerwig, Treasurer

2nd Motion to approve the minutes made by Elsie Florido, Vice President

Approved Unanimously

NEW BUSINESS

A Motion to approve wording to be added to ARB form with Wording provided by our Attorney made by Elise Herman, President.

In accordance with Article XI, Section 7 of the Declaration, the Association has an easement over lots to maintain a community wide irrigation system, portions of which are located on your lot. By executing the ARB approval form you acknowledge that you will be responsible for all costs including, but not limited to, damages to the irrigation system incurred by the Association as a result of the improvement contemplated in this ARB approval

Motion to approve the wording be added to the ARB form and published on website was made by Mark Gerwig, Treasurer

2nd Motion to approve wording be added to the ARB form and published on website was made by made by Elsie Florido, Vice President

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 7:32 p.m.