

**San Ignacio Heights, Inc.
Board of Directors Meeting
Wednesday, April 15, 2026**

Date: April 15, 2026

Location: SIH HOA Ramada (1620 Mariquita Street)

Time: 9:00 AM

Roll Call/Quorum Jerry Coffey, Dave Fenner, James Trobec, Elizabeth Allard. Sylveen Robinson-Cook
Recorder: Don Julien

Residents Attending: Vicki Coffey, Tom Kane, Al Dodson, Al Malecha, Chuck Willie, Peter Johnson, Jeff Bruce

Call to Order: Jerry Coffey, President

Review and adoption of the agenda M/S/P

Approval of the March 18, 2026 Board Minutes M/S/P

Officers Reports:

President: Jerry Coffey:

A Big Thankyou to all for their help last month to keep our meeting down to 1 hour and 38 minutes. We are making progress so let's all keep pitching in by submitting written reports each month. I know Don appreciates the notes.

Elizabeth Allard has accepted the role of Architectural Chair. We should all thank Chuck Willie for his diligence in that role for several years and has offered to mentor Elizabeth.

Sylveen and I attended the GVC Presidents training in March. Very good session with a great deal of information.

Resident communications:

A letter of complaint regarding a home on Mariquita with trash containers not stored in the garage as required and a concern about walkway lighting brighter than allowed. Jerry made contact with the stepson of the owner. He agreed to move the trash containers inside. The issue of the walkway lights is unresolved but the family is looking for ways to mitigate the issues and to conform with County Dark Sky Codes. An initial Architectural request lacked details and will be resubmitted after the family reviews ways to conform. The Architectural Committee is working with the family. Jerry, Elizabeth and Don will confer over a response to complainant and homeowner.

A letter from a resident on Pinata with several complaints regarding several of his neighbors. I sent the board a copy of that letter. I also included Gary Parker as he lives on that street. Gary did respond back to me with clarification. I sent the complainant a letter in response. (The Board agreed there were some issues in the letter that merit further exploration by appropriate committees.)

A letter from Gary Parker on landscaping issues which I forwarded to Peter Johnson. (Peter reported he had contacted Gabe about the issues.

Received an email from a resident on Constanacia asking about Architectural request forms. I forwarded to Elizabeth,

Received an email from a resident with interest in the Architectural Committee. That also was forwarded to Elizabeth.

A homeowner with questions about open burning was referred to Pima County.

The Coffeys will be out of town From April 22 to May 7.

Vice President: Sylveen Robinson-Cook:

Attended a Block Captains meeting. The Captains are revising the New Residents Packet, including revising the Resident Contacts form

She is also reviewing our communications regarding current roads projects and future roads funding. Don was asked to send out an email blast to homeowners about utility collaring scheduled for May.

Treasurer: James Trobec:

A few comments on the Balance Sheet:

- * I did an administration fix to the P&L (interest) so the pesky.09 came off the balance sheet and everything balanced
- * \$90K was moved from operations to the CD for additional income from interest.
- * The current CD matures at the end of May

I am still working on the IRS form 990. At this point, I still need to review it and send it out. The form is due in mid May

Outstanding Invoices - \$2,395.00

\$1,000 past due due in road assessment

\$ 830 past due in Annual dues

\$ 565 still due on one invoice that is set up with a payment plan

I sent a letter to the Green Valley Water District regarding their agreement to reimburse some of the road repairs expense, but have not received a response.

Some discussion was had regarding the annual survey of 55+ residence required for Fair Housing Act exemption. The survey will be included in the dues billing in December.

Secretary: Elizabeth Allard:

At Large: Dave Fenner:

Recorder: Don Julien

Website: Plat maps and revised Architectural Request forms have been posted

AZ Legislature – Pending Bills (HB 2342 Shade Structures: is schedule for the Senate floor on 4/15; HB 2397 HOA New Buyer Disclosures: has cleared Senate committees and caucuses but is not yet scheduled to go to the Senate floor)

Committee Reports

Architectural: Elizabeth Allard

Elizabeth has received a windows replacement request, which was approved by committee. Elizabeth will be meeting with a homeowner to further discuss a painting request.

Common Grounds/Landscaping: Peter Johnson

Peter will be submitting a Wildfire prevention/Firewise grant application. John Plantz assisted in preparing the application.

The drainage report has been completed, with the assistance of Chuck Willie. Jerry is reviewing.

Roads: Don Caudill: (no report)

Ramada/Social: (no report)

Compliance:

Parking Permits – Don Julien
(Issued 4; 1 still active) (Tracking 0 vehicles)

Resident's Time:

Tom Kane asked what road work was supposed to be done on his street. Don J, at Jerry's request, answered what work had been done and what was coming, with a focus on Tom's Street, and what it should look like when the total project is completed.

New Business:

Old Business:

Adjournment: 10:03 AM

Events:

Next Regular Board Meeting: Wednesday May 20, 2026

Annual Calendar of Board Meetings

May 20, 2026 Regular Board Meeting
Sept 16, 2026 Regular Board Meeting
Oct 21, 2026 Regular Board Meeting
Nov 18, 2026 Regular Board Meeting
Dec 16, 2026 Regular Board Meeting

**San Ignacio Heights HOA
Balance Sheet**

	3/31/2026	3/31/2025	12/31/2025
ASSETS			
Current Assets			
Bank Accounts			
100 Chase Checking	33,780.71	90,474.73	13,293.82
110 Chase Savings	19,803.15	20,234.11	125,363.84
130 CD Investments	334,291.13	233,505.09	241,941.37
Total Bank Accounts	<u>\$387,874.99</u>	<u>\$ 344,213.93</u>	<u>\$ 380,599.03</u>
Accounts Receivable			
Accounts Receivable (A/R)	0.00	0.00	0.00
Total Accounts Receivable	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Other Current Assets			
Undeposited Funds	0.00	0.00	0.00
Total Other Current Assets	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Total Current Assets	<u>\$387,874.99</u>	<u>\$ 344,213.93</u>	<u>\$ 380,599.03</u>
TOTAL ASSETS	<u>\$387,874.99</u>	<u>\$ 344,213.93</u>	<u>\$ 380,599.03</u>
 LIABILITIES AND EQUITY			
Liabilities		0.00	0.00
Total Liabilities	0.00	0.00	0.00
Equity			
Opening Balance Equity	0.00	0.00	0.00
Retained Earnings	13,293.91	100.00	100.00
Road Reserve	354,094.28	231,482.21	367,305.21
Net Income	20,486.80	112,631.72	13,193.91
Total Equity	<u>387,874.99</u>	<u>344,213.44</u>	<u>380,599.12</u>
TOTAL LIABILITIES AND EQUITY	<u>\$387,874.99</u>	<u>\$ 344,213.44</u>	<u>\$ 380,599.12</u>

0.00

San Ignacio Heights HOA

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	Budget
INCOME														
HOA Dues	\$ 124,110.00	\$ 2,445.00	\$ 1,630.00										\$ 128,185.00	\$ 129,585.00
Other Income-HOA Social Function	\$ 1,500.00	\$ 500.00											\$ 2,000.00	\$ -
Disclosure Fee	\$ 185.00												\$ 185.00	\$ 2,200.00
Transfer of Cash - In			\$ 105,563.12										\$ 105,563.12	\$ -
Earned Income/Interest	\$ 0.65	\$ 0.95	\$ 2,350.59										\$ 2,352.19	\$ 5,000.00
Total Income	\$ 125,795.65	\$ 2,945.95	\$ 109,543.71	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 238,285.31	\$ 136,785.00
EXPENSES														
Intuit Quickbooks	\$ 40.32	\$ 40.32	\$ 40.32										\$ 120.96	\$ 505.00
Office Expenses													\$ -	\$ -
Supplies													\$ -	\$ 500.00
Postage		\$ 124.80											\$ 124.80	\$ 250.00
USPS Box Rent		\$ 398.00											\$ 398.00	\$ 370.00
Bank Charges													\$ -	\$ -
Catering & HOA Party Supplies													\$ -	\$ -
Dues (GVC)	\$ 2,226.00												\$ 2,226.00	\$ 2,226.00
Insurance - Liability		\$ 1,973.00											\$ 1,973.00	\$ 2,127.50
Landscaping & Grounds	\$ 2,400.00		\$ 4,800.00										\$ 7,200.00	\$ 40,640.00
Other landscaping projects	\$ 4,200.00		\$ 2,354.11										\$ 6,554.11	\$ 5,000.00
Tree Removal - Trim													\$ -	\$ 5,000.00
Legal & Professional Fees			\$ 10.00										\$ 10.00	\$ 10.00
AZ Corp Commission Fee													\$ -	\$ -
Homeowner Pest Control													\$ 105.00	\$ 655.00
Ranada Maint		\$ 105.00											\$ 105.00	\$ -
Complex Repairs													\$ -	\$ 500.00
Road Maintenance	\$ 194.20		\$ 105,653.12										\$ 105,847.32	\$ -
Storage Locker Rental	\$ 480.00												\$ 480.00	\$ 550.00
Property Taxes													\$ -	\$ 170.00
GV Water	\$ 53.70	\$ 54.21	\$ 54.21										\$ 162.12	\$ 650.00
Tucson Electric	\$ 80.06	\$ 87.81	\$ 89.28										\$ 257.15	\$ 1,400.00
Contingency Fund													\$ -	\$ 3,731.50
Transfer of cash - out			\$ 90,000.00										\$ 90,000.00	\$ -
Road Reserve	\$ 0.65		\$ 2,351.63										\$ 2,352.28	\$ 72,000.00
Total Expenses	\$ 9,674.93	\$ 2,783.14	\$ 205,352.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,810.74	\$ 136,785.00
Unaccounted Cash													\$ -	\$ -
Late Fees			\$ 12.23										\$ 12.23	\$ -
Net Income (loss)	\$ 116,120.72	\$ 162.81	\$ (95,796.73)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,486.80	\$ -