

**Minutes**  
**2018 Annual Meeting of the San Ignacio Heights**  
**Homeowners Association**  
**February 20, 2018 9:00 – 11:00 a.m.**  
**Canoa Hills Social Center**

**Call to Order:** President Rick Lupu called the meeting to order at 9:00 a.m.

**Quorum:** Board members in attendance were Rick Lupu, President; Dale Miller, Vice-President; Lexie Kupers, Treasurer; Cheryl McDonald, Secretary; and Rick Beck, At-Large. A total of 46 lots were represented and 49 Homeowners were in attendance. Sufficient homeowners were present to meet the quorum requirement of 16 lots represented.

**Presidents Report:** President Rick Lupu introduced the Board members and gave an overview of activities within the Association during 2017. A 2018 goal will be to update the HOA website to make it timelier and more user friendly. Cheryl McDonald and Lexie Kuper will be working on this. Rick reminded residents that volunteers are needed for Board and Committee positions and thanked all those who have already stepped forward to volunteer.

**Approval of 2017 Minutes:** President Lupu called for a motion of approval. So moved and seconded; approved by voice vote.

**Treasurer Report:** Lexie Kupers, Treasurer, presented the 2017 (ending December 31) Financial Report. Income included dues \$77,227.61, other income \$0, transfer fees \$1,500.00 and interest earned \$720.57. Expenses totaled \$106,491.05. Check account balance was \$38,536.54, Savings Account \$33,049.71, Road Maintenance Fund (comprised of six CD's) \$69,804.66. Total assets were \$145,665.91. Liabilities are the Ramada and grounds, landscaping, GVC dues, storage rental, property tax on the Ramada, and utilities.

Lexie mails the HOA dues notices in December, but some residents aren't back until February. If you would like your dues notices mailed elsewhere, please note this on your Resident/Absentee Form. We took in over \$77,000+ in income because of the overlap of 2016/2017 HOA dues. We had fifteen new homeowners in 2017; all present stood to be recognized. We stayed under budget for Landscaping; the Roads bill was high, with \$24,000 of dues paid into the Roads Fund. Lexie suggested we do three month "laddering" on our CD's to make sure that funds are available without penalties. Nine homes have currently not paid their 2018 HOA dues; two of these are homes for sale which are due to close the end of February. Thank you to everyone for their prompt payments.

**Grounds and Landscaping:** Dale Miller, Committee Chair, reminded everyone that they are welcome to attend the monthly Board meetings. This is our second year with Felix Landscaping, with 2-3 crew members working the grounds every

Thursday. Dale checks in with the crew twice during each of those days. The Committee takes Homeowners requests/complaints in writing. Rain makes Common Grounds efforts very difficult. The crew is removing trees that block views and removing stumps. They are also working to plant desert-friendly plants to help control erosion. Dale asked for a short list of volunteers to join the current two-person (Dale and Phil Pitts) committee. Contact them first if you wish to do extensive landscaping; please keep trees trimmed to your roofline in order to ensure that views aren't blocked.

**Roads:** Andy Miller, Committee Chair, reported that our roads are viable and in fair to good condition; the county commissioners have been out twice to inspect them. Crack sealing is done. Mariquita/Westcotta should be good for 4-6 years. We spent \$63,000 on our roads, which included crack sealing, signage, poles and painting. The intent of the new stop signs is to slow down traffic, particularly from our neighboring HOA, and they have slowed down traffic from there. Andy timed the drive on Desert Jewel with the stop signs now installed, and it only added an additional 56 seconds to the trip. Andy is resigning from the Committee effective today. The new co-chairs of the committee will be Al Loomis and Mike McDonald; please take any future Roads concerns to them. Andy encouraged residents to please help keep our roads safe; we all drive and use them, and safe roads in good condition will increase our home values and sales.

**Architecture:** Rick Beck, Committee Chair, thanked everyone for submitting their paint color requests for approval.

**Audit:** Lexie Kuper is in charge of pursuing our audit.

**Block Captain:** committee head is Carol Wilking.

**Nominating:** this committee is currently open; the plan is to get volunteers to serve.

**Ramada/Social Committee:** is co-chaired by Carol Willie and Karen Pitts.

**Welcome/Social Events Committee:** is co-chaired by Norma Baker and Jackie Stupek. Norma announced that the Spring Potluck will be held on April 3<sup>rd</sup>. The committee is getting feedback from residents that they would like to have just an eat, drink and socialize event with no program.

**Board Nominations:** there are three Board openings for positions currently held by Dale Miller, Julie Miller/Cheryl McDonald, and Rick Beck; Harley Medgard is resigning as an additional At-Large member and his position will not be replaced at this time. Rick Lupu then opened the floor to Nominations. It was moved and seconded to nominate Cheryl McDonald, who has been serving as Board Secretary following the death of former Secretary Julie Miller; two other Board openings remain. Phil Pitts was nominated, moved and seconded. Norma Baker

was nominated but declined the nomination due to other commitments. Rick Beck agreed to continue in the At-Large position for one more year. Andy Miller moved to close the nominations, with the motion seconded. Motion was then moved and seconded to elect the nominees as presented, motion passed by hand vote.

2018 Board of Directors Members will be: Rick Lupu, Lexie Kupers, Cheryl McDonald, Rick Beck, and Phil Pitts.

(At the Post Meeting Board Member Caucus to elect officers, it was moved, seconded and approved to keep all current Board positions the same; Phil Pitts will serve at Vice-President).

### **Member Participation:**

Keith Siebers: asked if copies of the CCR's are mailed to residents; they are not, but they are available on-line on the HOA website.

Chuck & Carol Willie: spoke re. the Titan Garbage handout which is an individual resident option for those not happy with service from Republic Garbage & Recycling. Titan's smaller trucks may be better for our roads. The pick-up day is the same (Monday) but customers need to buy their own containers.

Dick Roberts: asked for clarification on the number of lots in our HOA. There were originally 162 lots. We now list 159 lots with 159 homes and three lots empty, but we continue to pay taxes on those empty lots? Lexie clarified that we have 162 *spaces* on our HOA map but only 159 *homes*. She also clarified that Bill's Home Services *will* include termite service for the Ramada, whereas Terminix charged extra for this.

Dan Wilking: referenced the By-Laws re. voting by the HOA members. All members may vote on "matters of concern" but how is this term defined? Was this considered in the decision to terminate the Terminix contract? Rick Lupu reiterated that the majority of residents *weren't* happy with Terminix, even after they were given one year to improve their service; Dale Miller confirmed this as well. Dan doesn't feel that resident opinion was represented before making the switch to Bill's. Dale responded to this comment; he spoke to three realtors with listings who were unable to reach Terminix to get certification that the homes were free of termites. Dale finally spoke with Bruce, who said that all homes in our HOA had been checked inside and out for termites, but in many instances Terminix had in fact only performed an outside check. In addition, in one of the realty deals (two doors from Dan) *two* types of termite infestation was found *after* Terminix had cleared the home for termites. Dan feels the \$4,000 difference in cost between Terminix and Bill's could have gone towards Road maintenance. Rick Lupu reminded him that the Board is comprised of volunteers, and we do our best to make decisions in the best interests of all of our residents.

John West: expressed the opinion that if HOA dues are raised over 20%, we should vote on the increase. Appointments with Bill's can be set up now, and he feels their service is great! He asked if it would be possible to do quarterly HOA dues payments but Rick Lupu said it is just too much work for the Treasurer to do at this time.

Jan Holland: thanked the Board and Committees for making our HOA successful and thanked all Green Valley volunteers for their work in general. She expressed thanks for the planned updates to the website, and for the e-blasts, agendas, minutes, etc.

Jeff Stokes: shared that if the goal of the stop signs was to reduce speeding on Desert Jewel, it's succeeded.

Greg Raveaux: feels they did a great job with the cell phone tower. He asked who will be distributing the community phone books from the GVC; Andy Miller will be handling this.

Chuck McClellan: complimented the Landscaping Committee on the job they are doing; it's great to see the crew working throughout our HOA.

Jerilyn Lupu: shared how much safer it is now to walk after the installation of the stop signs, especially because we have no marked crosswalks.

Bob Mitacek: asked if our roads could be filled and asphalted so there is no loose fill after private contractors complete their work? Andy Miller responded that we haven't had very good luck with this. Bob asked who would be policing the stop signs— he felt it wouldn't be the sheriff, since the signs wouldn't be needed if the sheriff was available to monitor our roads. Rick Lupu said the signs *are* working; speeding was increasing, and the Board wanted to take steps to be pro-active before an accident occurred.

Pam Beck: is thrilled with the new stop signs! There had been several close calls for walkers due to the dangerous combination at Mariquita of no sidewalks and the "back curve" that blocks a clear view on Desert Jewel. She asked residents to remind contractors to please slow down and honor our 20mph speed limit. Pam also shared that Terminix showed up to do inspections on Circulo de la Pinata during last year's Annual Meeting when most residents weren't at home; when she told the inspector that folks in the neighborhood weren't home because they were attending the meeting, he said it was "ok, because he didn't need to check inside their homes." Pam thanked the Board for their hard work.

With no further discussion President Lupu called for a Motion of Adjournment which was so moved, seconded and approved. The meeting was adjourned at 10:14am.