

**Minutes**  
**Wednesday, September 9, 2020**  
**San Ignacio Heights, Inc.**  
**Board of Directors Meeting**

**Date:** September 9, 2020  
**Location:** SIH Ramada  
**Time:** 8:30a.m.

**Roll Call:**

Phil Pitts, President	Present
Don Julien, Vice President	Present, via telephone
Martha Gamez, Secretary	Present
Lexie Kupers, Treasurer	Present
Dale Miller, Member at Large	Present

**Quorum** All present, quorum of (3) Board Members satisfied

**Call to Order:** Phil Pitts, President at 8:30 am

**Agenda Approval** With the addition of the Ann Miller “Common Area issue”, the published agenda was approved. **M/S/P**

**Approval of May 20, 2020 Meeting Minutes** **M/S/P**

**Resident’s Time** Due to the corona virus and continued social distancing practices, this meeting was limited to only those residents who wished to address the Board. The following residents were present: Jim Trimbell, Kathleen Weinzierl, Al Malecha, Dan Wilking, Nancy Feldman and her “speaker”, Renee Villani. Apart from Dan Wilking, all the other attendees wished to address the issue of palm trees that obstruct the view of one of the residents.

Jim Trimbell: Explained the background. The trees in his yard were planted in 1992 – and believed that they had been “grandfathered” in when the CC&R’s were amended in 2002. He recognized that there is no mention of the grandfathering of his trees in the records of that time. He believes that he should not be forced to remove the trees for that reason.

Al Malecha: No issue with the trees, was just in attendance to offer support.

Kathy Weinzierl: No issue with the palm trees – (though she has considered removing the two trees on her property). The mesquite tree in the common area behind her home is the thing that obstructs her view.

Nancy Feldman/Renee Villani: Fervently argued that the trees obstructed her view. The Board’s initial feeling was that the trees were “in” her view, but not a significant obstruction. She provided pictures of the offending trees. The discussion was very heated, but all sides were heard.

Phil Pitts: Closed the discussion and told the residents that the Board would consider all testimony and decide at that time.

Dan Wilking: Raised the issue again of changing from Bill’s Termite Service to Terminex. The Board explained that were going to schedule presentations from both parties prior to the annual meeting.

## **Officer Reports**

President, Phil Pitts No report given  
Vice-President, Don Julien No report given  
Secretary, Martha Gamez No report given  
Treasurer, Lexie Kupers: Provided the Board members with the 2020 Budget (referenced for subsequent discussion on the cost of landscaping services, road maintenance/road fund.) Requested that the board approve the renewal of the Ramada's air conditioning maintenance agreement. **M/S/P**  
Lexie also submitted the notification from State Farm Fire and Casualty Company regarding the receipt of a Loss Report (having to do with the Administrative Hearing on the Fern & Hedges/Fenner & Lerew issue).  
Member At Large, Dale Miller No report given

## **Committee Reports**

### Architectural Committee, report given by Don Julien:

It was brought up that we should probably review and update the painting checklist form. See below in Discussion Items, for actions taken with respect to the Check List for this committee.

Landscaping Committee, report given by Phil Pitts: The Committee continues to consider other options for landscaping services. Felix is looking for a 2-3% increase in the fee for his services. Phil will be requesting that quote in writing. The Committee will do "in person" interviews with prospective candidate firms.

## **Discussion Items**

### **Palm Tree issue:**

Phil Pitts informed the Board that the anticipated cost for removal is \$500 per tree. Lexie Kupers and Martha Gamez shared the opinion to survey her neighbors on Constanca to see how much of an obstruction they feel the trees are. Don Julien clarified the issue of "grandfathering" and, based on the current legal matter we are involved in, the need to follow the CC&R's. Several of the options were: removal of the trees or GVC arbitration. Motion made to follow the CC&R's, seconded, and passed with one nay vote.

The process to be followed is spelled out in the San Ignacio Heights Homeowners Association Handbook of Rules and Regulations, adopted on July 12, 2007, page 3. A letter of non-compliance (first notification) will be sent to Jim Trimbell and Kathy Weinzierl. Due to Covid-19, we will allow 28 days (rather than the specific 14 days) for either: proof of the claim of grandfathering or that the violation be corrected.

If the matter is resolved within the 28 days of the date of the letter, and second notification will be sent to the two parties and all subsequent steps identified in the Rules properly followed. We were reminded that the fine is assessed each month.

### **Check list for Architectural Review Committee:**

After a brief discussion on the revised Architectural/Residential Landscaping Committee Project Review form, motion made to adopt the new form: **M/S/P**

### **Political Sign on Larson's Property:**

Don Julien had previously provided information on the rules governing political signs – and court decisions regarding offensive language and free speech. No further action was taken as the sign

appeared to have been taken down. (NOTE: Apparently the sign blew down in the wind and has since been re-hung.)

**Email issue raised by Roland Ward:**

Don Julien is aware of the issue and will be working to address it.

**Welcome Committee:**

Due to the resignation of Jackie Stupec as Chair of the Welcome Committee, Martha Gamez will reach out to the residents who volunteered for unspecified committee assignments at the annual meeting. She will report back if someone indicates an interest.

**Parking Issues:**

A sub-committee was formed (Lexie and Karl Kupers and Don Julien) will be reviewing the current Bylaws, CC&R and Rules for possible amendments for presentation at the annual meeting. Specifically, they will be looking at the rules for parking in the guest parking spaces and in resident's driveways.

**Future meeting agendas for the remaining term:**

- Phil Pitts and Dale Miller will arrange interviews with any potential landscapers (to possible replace Felix Landscaping). Phil has names and contact information for several candidates.
- We will schedule Terminex for a presentation to the Board at our November meeting; Bill's Termite Service will present in December.
- We will schedule a discussion of a possible road assessment at the November meeting. Furthermore, given the issue of increasing legal and landscaping fees, we will address the possibility of a dues increase at the same time.
- The various rules regarding **rentals** will be discussed at the October meeting.
- Committee roles, responsibilities and expectations will be discussed at the November meeting.
- Any other identified areas for review will be discussed at the December meeting.

**Ann Miller/Common area complaint:**

Resident at 1680 West Mariquita (Ann Miller) requested that the tree in the common area between her and 1670 West Marquita be trimmed or removed. Phil Pitts will request a quote from Felix Landscaping.

**Next Board Meeting**            October 21, 2020

**Adjournment**                    10:40 am