

MINUTES
San Ignacio Heights, Inc.
Board of Directors Meeting

Date: February 18, 2021

Location: SIH Ramada

Roll Call Phil Pitts, Don Julien, Lexie Kupers, Dale Miller and Martha Gamez, (substituting for Don Waugaman), present.
Lexie Kupers excused.

Quorum: **Quorum established**

Call to Order: Phil Pitts, President at 8:36 am

Agenda approval: **MSP**

Approval of December 16, 2020 Meeting Minutes: **MSP**

Resident's Time **None present**

Officer Reports

President, Phil Pitts: Entrance to SIH HOA signage being re-installed – and the breaker for outside lighting at the entrance to be rechecked.

Vice President, Don Julien: See Discussion Items below

Treasurer, Lexie Kupers: We received the State Farm insurance annual bill – which was slightly lower. The projected 2021 Annual Budget was disseminated and discussed. Motion to add a \$1K line item for a Beautification Fund was made. **MSP**. The amended proposed budget for 2021, **MSP**.

Secretary, Martha Gamez: No report given

Member-at-Large, Dale Miller: No report given

Committee Reports See Discussion Items below.

Discussion Items

- **Wall Repair on Mariquita:** This matter had previously been brought to the Board's attention, but no action had been taken at that time. Martha Gamez committed to having Felix Landscaping prepare and present a quote for repair to Phil Pitts. Phil committed to getting a quote from Andrew at Red Desert.
- **Formally approve architectural requests we've received during "lock-down":** Chuck Willie submitted the required improvement forms from Don and Susan Hogue. were submitted to the Board for approval. (The Hogue's wish to extend the backyard fence to the end of their property line, matching their neighbor's fence.) **MSP**.
- **Solar installation on common area along Desert Jewel to fund roads:** Chuck Willie presented a proposal to implement a preliminary feasibility study to create a solar array in the approximately 2.5 acres of common area behind Don Julian's home and Desert Jewel (east of Mariquita Street). The idea would be to sell the power back to a utility company and use those proceeds to help fund future road repairs. **MSP**

- **Regular dissemination of roster:** After discussion, it was agreed that the HOA Resident Roster should be disseminated every six months. **MSP**
- **Annual meeting:** The following topics were discussed in various levels of detail, but no significant action taken. All of these topics will be discussed in greater detail at the March SIHHOA Board Meeting.

Date & Format; Comparison of remote meeting software: Don Julian presented information on some of the available on-line meeting software vendors. The pros and cons of each options were discussed. The issue was raised that, we could probably space chairs at sufficient distance to meet the requirements – and save that expense and challenges of a virtual meeting for our residents. Since it is still not clear when or if social distancing restrictions might be lifted, it was agreed that Dale Miller would check with the Canoa Hills Recreation Center for possible late April space availability.

Dues increase/assessment: roads, landscaping projects, etc: Tabled for a future meeting.

Possible CC&R amendments:

1. Parking Violations & Penalties: Lexie raised the issue of whether there was a specific letter for parking violations. Don Julian thought he had seen one in the Ramada File Cabinet. Future discussion tabled.
2. View Exemption for awnings on Acala: Brief discussion, about determining a maximum size for awnings, then tabled for next meeting. (Language from the agenda retained below)
 - §33-1817-2. An amendment to a declaration may apply to fewer than all of the lots or less than all of the property that is bound by the declaration and an amendment is deemed to conform to the general design and plan of the community, if both of the following apply:
 - (a) The amendment receives the affirmative vote or written consent of the number of owners or eligible voters specified in the declaration, including the assent of any individuals or entities that are specified in the declaration.
 - (b) The amendment receives the affirmative vote or written consent of all of the owners of the lots or property to which the amendment applies.
3. Rentals, esp time period: Brief discussion, about a 28/30 day minimal rental requirement, then tabled for next meeting. (Language from the agenda retained below)

§33-1806.01 A. A member may use the member's property as a rental property unless prohibited in the declaration and shall use it in accordance with the declaration's rental time period restrictions.

Board candidates: Although the Board has approved Dennis Waugaman as a replacement for Martha Gamez, the term of office for Secretary is due for election at the next Annual Meeting. Dale Miller's term as Member-at-Large is also ending.

Next Board Meeting March 17, 2021

The meeting adjourned at 10:00 am MSP