

Minutes
Wednesday, October 21, 2020
San Ignacio Heights, Inc.
Board of Directors Meeting

Date: October 21, 2020
Location: SIH Ramada
Time: 8:30a.m.

Roll Call:	Phil Pitts, President	Present
	Martha Gamez, Secretary	Present
	Lexie Kupers, Treasurer	Present
	Dale Miller, Member at Large	Present

Quorum Established, quorum requirement of (3) Board Members satisfied

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

Agenda Approval M/S/P

Approval of September 9, 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. Only Karen Pitts was present, and raised the following three issues:

1. Due to covid-restrictions, social distancing and sanitary requirements, use of the Ramada is suspended until further notice. The Ramada will not be rented out or otherwise used. The Secretary will remind residents on the next membership email.
2. Requested a speed bump on Desert Jewel just west of (below) Circulo de la Pinata and east of Mariquita Street. The Board discussed putting up the temporary speed bump for the short-term. Andy Miller, Roads Committee, will be asked to get a bid for a permanent speed bump. Road issues will be a topic on the November meeting agenda.
3. Requested the yellow painted markings at the corner of Desert Jewel and Circula de la Pinata be repainted – and that, perhaps, a left hand turn lane could be added. This could be done by volunteers. Issue to be finalized at the next meeting.

Officer Reports

President, Phil Pitts

Phil will be taking all the stored President's notes from the Ramada file cabinet home. He will review them all to determine what is relevant, what should be saved, what can be tossed, etc. He will report back to the Board when the project is completed.

Vice-President, Don Julien

No report given, see his email comments in relevant sections below.

Secretary, Martha Gamez

Handed out updated rosters. Several new residents have architectural plans to be submitted; forms were dropped off to them. Notification was sent via email to all residents re cancellation of the HOA October Potluck and December Christmas dinner.

Treasurer, Lexie Kupers:

Reviewed the Budget/Actual expense report to date. Lexie pointed out that since we had used very little of the budgeted Road Repairs amount, it could be used to cover the unanticipated legal fees from the Pergola issue. Also provided some background on the roll-over into the Road Fund each year.

Member At Large, Dale Miller No report given

Committee Reports

Landscaping Committee:

Dale Miller indicated that several trees in the common areas (off Mariquita) had been removed. Felix will be bringing a stump grinder out tomorrow (October 22, 2020) and will be spending the day in the HOA grinding stumps. Dale and Phil will be driving around the HOA to flag anything else that needs to be done.

Discussion Items

Review CC&R's verbiage on Rentals:

Phil read the current language and initially thought it was adequate. However, after more discussion, it was agreed we should look at other HOA's CC&Rs, bylaws, rules and discuss further. Lexie suggested, and all agreed, that we should have an all-day work session in early January to review all areas of the HOA's CC&Rs, bylaws, rules we think may need revision. To date, the items under consideration are: Parking, rentals, clarification of the definition of "view obstructions", review of officer and committee roles and responsibilities.

Update on search for a new Common Grounds Landscaping Firm:

George Veliz will be driving the HOA soon (with either Phil or Dale) – in preparation for making a formal bid for Common Ground annual maintenance.

Discussion on the on-going Pest Control issue:

Dale Miller provided several years of background on this on-going issue. Several newer Board members were not fully aware of how and why the issue continues to be raised. Dale made the following motion: I move that we, the HOA, surrender the responsibility of pest control to each individual home owner at the conclusion of our contract with Bill's Home Service. There was a second on the motion, but it did not pass. What was decided was that, because of the covid issue, we would ask Terminex to provide an updated quote for services (rather than having them appear at our next meeting). Martha will contact Terminex for an update quote.

Update on the Palm Tree issue:

Phil Pitts informed the Board that the issues have been resolved. Kathleen Weinzierl, 4163 South Anastacia has had her two trees removed. James Trimbell, 4191 South Campina Court came to an agreement with Nancy Feldman, through her brother, that the two largest trees would be removed – but requested that they be allowed to keep the smallest (third palm tree). The Trimbell request was approved. George Veliz trimmed the mesquite trees behind Kathy's house, and the HOA will receive a bill for \$200 for that expense.

Update on the Pergola issue:

The Administrative Hearing has been rescheduled as a virtual meeting on November 3.

Update on the Roster issue raised by Roland Ward:

Don has cleared up the issue by adding a File Manager application to the Wordpress software. The "offending" roster has been removed and Don has requested that Google scrub it from

their cache and they have complied. He still does not have Account Access. He will sit down with Cheryl MacDonald when he returns to resolve the issue.

Update on Welcome Committee Chair replacement:

Possible replacement to Jackie Stupac for the Welcome Committee Chair was identified. Jackie and Tammy Serena will talk by phone and report back.

Update on Parking Issues:

Lexie and her husband have been tracking the common area parking for a five-day period. There does not seem to be an on-going problem in those areas. She will do a further study on the pickup trucks in resident driveways that appear to extend beyond the driveway into the sidewalk and/or street. More to follow.

Discussion on future meeting agendas/topics:

- We will not need to schedule presentations from Terminex for the November or Bill's for the December meetings. We will discuss the updated quote from Terminex at the November meeting. Lexie will include a notification to the membership on their annual bills about the Termite Service available to all residents.
- We had further discussion on road issues, beyond the issues raised by Karen Pitts, above. Andy Miller will be invited by Phil to attend the November meeting. At that time we plan to discuss, among other things: the cost for permanent speed bumps, updates for repainting the stripping and creating a left turn lane on Desert Jewel/Circula de la Pinata, the advisability of creating a Capital Improvement Fund (to be assessed to new homeowners) and/or a possible Road Assessment.
- Martha will review all current documentation on Board and Committee roles and responsibilities and report at the November meeting.

Next Board Meeting November 18, 2020

Adjournment 9:50 am