

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

Date: April 16, 2025

Location: SIH HOA Ramada (1620 West Mariquita Street)

Call to order: 9:01 am

Roll Call: Don Julien, Dave Fenner, James Trobec, Jerry Coffey and Elizabeth Allard. Quorum established.

Residents attending: Joe Morgan, Fred Lascelles, and Tom Kane.

Review and adoption of the agenda: M/S/P

Approval of Minutes: M/S/P

Resident Time: No comments

Officer Reports:

President, Don Julien:

- Participated in a Reserve Study panel for the Green Valley Council
- Received two title company requests for information.
- Currently nine houses are for sale, with three pending closures of escrow.

Vice President, Dave Fenner: No report

Treasurer Report, James Trobec:

- The March financial reports had been previously distributed. There were no questions and the statements were approved. **M/S/P**
- There are still four residents whose dues have not been paid in full.
- James filed the IRS 990 form.
- The two CD's mentioned last month have been renewed. The one for \$233K at 4% and the \$50K at 3.5%. Both are four-month CDs.

Secretary Report, Jerry Coffey: No report

Member-at-Large, Elizabeth Allard: No report

Committee Reports:

Architectural Committee, report given by Don Julien:

- Don updated the approved paint colors on our website. (See CC&R's, Appendix A)
- The "Dark Sky" article has been updated and sent out for approval by the board, prior to it getting posted on the website. (See Why is it so Dark Here, under Architectural on the website.)

- Updated the sign policy.
- **David Smith**, 4105 Anastacia, would like to install a mini-split AC/Heater unit in his bedroom. **M/S/P**
- **David Dixon**, 4137 Anastacia wants to extend the gas line from the front of the house to the backyard – to install a gas grill. The Board requested that adequate signage be placed, indicating a gas line was present. **M/S/P**

Landscaping/Common Grounds, report given by Don Julien:

- The common area between the Johnson's and Trobec's on Anastacia has two trees, whose water shoots have grown very tall. One tree is a Mesquite, whose roots have expanded and pose a likelihood of damaging the brick fence. The other tree is a Sweet Acacia. Don met with Ivan's Tree Service and the Sweet Acacia will be trimmed tomorrow and the Mesquite tree will be removed.
- The tree at the corner of Manolito and Mariquita is under review for trimming.
- Don updated the Homeowner's Planting Policy, see below.

Roads Committee, report given by Don Julien:

The Water District replaced a fire hydrant at the end of Mariquita street, replacing the PVC pipe with steel piping.

Ramada Committee, report given by Don Julien:

No actual report was given, but Don wanted to congratulate the folks on Wescotta for putting on such a well-turned-out event last Saturday.

Compliance Committee, Elizabeth Allard:

- Good news! The camper that was parked on Campina is gone!
- The "dead car" has been moved around the corner.
- This item was moved up from Old Business. Elizabeth provided samples of No Parking signs from the towing company in Amado. It was decided she should secure signs for all the guest parking areas in the HOA. **M/S/P**
- The parking policy should be updated – to clarify the Board's intent.
- Elizabeth provided an update on the ongoing issue at the end of Emelita with the overgrown tree. While the homeowner has trimmed everything else in the yard, the "offending" tree was not trimmed and continues to block the neighbor's view of the mountains. The homeowner's son has sent an email that all they are willing to do is trim the tree to the top of the mountains and remove it when homeowner vacates the house. He feels this is a fair proposal because the complainants purchased the house with the tree already there. Elizabeth explained that she offered to write some agreement between the two parties to nail down the particulars of the son removing the tree. But in hindsight she decided that being the facilitator of that and trying to record it with the county and the title company was not in

the best interests of the board and bordered on legal issues. Her recommendation is to have them come to an agreement between themselves that both can live with. We have little recourse but to continue with the compliance violation process, to be discussed next month.

- The issue of the large RV that is frequently parked across the street from the homeowner's residence continues. When the RV is parked, it poses a safety issue as it is wide for the street, is parked the wrong direction, the door is frequently left open, oftentimes a 120 cord extends across the street, frequently a car is attached behind it and a cone is used in front extending the space. The owner of the motor home indicated that just because no one had complained to him, it was within his rights. Safety issues continue. Discussion continued whether to designate RV parking areas around the HOA or simply painting the curb on the side of the Ramada red (no parking). She also explained that researching listings of homes for sale, most if not all of them mark the box that no RV parking is provided for residents.

Old Business:

Garbage Contract Update:

Jerry has done substantial research on different trash companies in the area. We wanted a firm that uses single axle trucks or trucks with tag axles, to not further damage our roads. After discussion, Titan backed out of the negotiations. After a great deal of further negotiating with Republic Services, we had a contract to review at today's meeting.

There are some very minor details to be worked out, but we should be able to sign the contract at next month's meeting. Residents will pay \$57.00 per quarter (taxes and fees included) for the year 2025-2026, \$59.85 for year two and \$62.84 for year three. (We are currently paying \$73.85 per quarter.) There are more benefits under this new contract, e.g., residents can use their own containers, residents have the choice of 95-gallon, 65-gallon and 35-gallon containers. There is no charge for stopping and starting your service during the year. You will not be charged for the months that you are absent. Further action is tabled until the May meeting. to clarify who is the "customer" in the contract so that it is clear residents are responsible for their own billing, not the HOA.

Board and Committee Task Review: Tabled until the May meeting.

Roads Special Assessment Ballot:

Although the Board had previously voted on this matter – and presented it to the residents at the annual meeting, the date of a ballot and collection was suspended at the last Board meeting. The matter was reviewed with

the discussion of holding the ballot in May, with a collection at a time different than the annual dues. Jerry Coffey wanted to move the date of the assessment back to April of 2026, rather than having it due at the same times as the annual dues, January 1, 2026.

The issue was raised about when is a good time? April is tax month; HOA and GVR dues fall due at the first of the year; near summer, folks are planning to return home or scheduling vacations. We all know that these are scary financial times – and what is coming up over the months ahead is unknown. Elizabeth pointed out that we would be better served by collecting the funds six months earlier, in case the work could be done sooner. She was careful to point out that we should all be good neighbors, and sensitive to the possible hardships to others. As she stated, no one should have food insecurity, – but the responsibility for the road repairs lies with the Board. By providing ample notice, the board believes that folks will have sufficient time to budget for this \$500-\$600 expense. Delaying the vote and possibly the project will not make the problem any better, only worse. Most of the Board felt that it would be better to move the due date forward and the following motion was made:

- A ballot to approve the Special Assessment will go out in early May, and due back to the Board within thirty (30) days (about June 1).
- Assuming the ballot measure passes, an invoice for the assessment (assumed to be about \$500) would be sent out September 1, 2025 with a due date of September 30th.
- This motion is subject to review by Al Loomis, Chair of the Roads Committee, to make sure that the assessment is sufficient.
- We still must determine how we will handle delinquencies.
- We need to fully explain what exactly will be done in the way of road repairs when the ballot is sent out.

M/S/P – with Jerry Coffey voting no on the motion.

New Business:

All three items on the agenda were tabled until next month's meeting:

Policy regarding signs on lots

Policy on Homeowner plantings

Review of the Handbook of Rules & Regulations

Meeting adjourned at 11:47 am