

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

Date: December 21, 2022

Location: SIH Ramada

Roll Call: Don Julien, Dave Fenner, John Plantz, Caroline Reilly, and Denny Skelton present. **Quorum established**

Guests: Al Loomis, Chuck Willie, Eileen Allen, Wille Gross, Karen Logan, Andy Miller, Margaret Pellar, and Ron Pellar

Call to Order Don Julien, President; 9:00 am

Review and adoption of the agenda: Motion was made to adopt the revised agenda. **(MSP)**

Approval of November 16, 2022 Meeting Minutes: Motion was made to approve the minutes. **(MSP)**

Resident's Time: No comments.

Roads Hearing: Comments and Questions: No comments

Officer Reports:

President, Don Julien:

Julien handed out a document of a summary report from an open session with Michael Shupe at the GV Council offices held on December 15, 2022. The session and summary document covered items related to disclosure fees, transfer fees and CC&Rs.

Julien handed out a document related to "Dark Sky" issues in Pima County. The Pima County Dark Sky code does affect our HOA and subsequent lighting restrictions. A report on this issue will be sent to homeowners from our HOA in the future, once finalized.

Vice-President, Dave Fenner: No report

Secretary/Treasurer, Denny Skelton

Skelton reported on the dues received to date, preparations being made for the annual meeting notice and the filing of email communications.

Skelton presented the financial statements for November. Motion was made to approve the Treasurers report. **(MSP)**

Skelton reported on the invoice from Bills Home Services for the Ramada pest control. Consensus was reached to pay the prepayment amount of \$318.25.

At Large, John Plantz: No report_

At Large, Caroline Reilly: No report

Committee Reports

Investment Committee: Skelton reported one person has shown interest in serving on the Committee with Willie and Skelton. Skelton will follow up with homeowner. The committee anticipates having its first meeting in January or February.

Nominating Committee. Caroline Reilly: Reilly reported that no one other than Julien has shown an interest in serving on the board of directors.

Common Grounds/Landscaping Committee, John Plantz:

Plantz presented the Felix landscape contract. Changes and additions were discussed. Motion was made for Julien to sign the contract with the changes included. **(MSP)**

Roads: John Plantz/Al Loomis:

Plantz reported that Dennis Lytle is willing to serve on the committee. Motion was made to appoint Lytle to the committee. **(MSP)**

The status of the roads project was discussed in depth. Consensus was reached for Plantz to conduct a straw vote of homeowners on funding options.

Plantz stated that he would be willing to hold “listening sessions” for homeowners to provide input as to their thoughts on the road project. Plantz was encouraged to hold the sessions.

Following a discussion, the Roads committee was asked to prepare a proposal of options for the roads project to include funding options and a draft schedule (year 1, year 2, etc.) of when work would be performed.

Plantz, Loomis and Julien reviewed a roads maintenance plan prepared by Dennis Lytle. Lytle was thanked for the work he put into his plan. The committee will review the plan along with other data received to prepare proposals for the board and homeowners’ consideration.

Julien provided a handout identifying road repair/replacement and potential funding options developed to date. The handout contains some short term and long term actions.

Homeowner comments:

- I would like to see a 5 year plan based on the priority conditions of the roads and I am not in favor of a dues increase for roads and would prefer an assessment.
- I am recommending that you solicit more than one bid for the project. Make sure that the work is compliant with state and county codes. Someone needs to monitor the construction work. The quality of work is important and needs to be done right the first time. I prefer an assessment over dues increase. Is there and funding or grants available? The answer was grants are not available to us.
- When was the last time work was done on our roads? A history timeline of work performed was provided. It was noted that this document is still being developed.

Architectural: Chuck Willie:

Willie reported that a solar project request from a homeowner has been received. Motion was made to approve the solar project. **(MSP)**

Willie also reported that a homeowner contact was made on a painting project using colors from the approved list.

Old Business

Governing Documents Review Update:

Julien reported that he continues to have discussions with Michael Shupe and is waiting on written responses from Shupe related to Bylaw changes and our other governing documents.

Changes to the bylaws include wording related to a board meeting calendar, transfer/disclosure fee, audit committee and approval of the budget by the audit committee.

Julien explained the types of audits that could be performed which may or may not require the audit or review be conducted by a CPA.

Julien handed out a document providing a summary of how HOAs are regulated as an educational resource.

2023 Budget

Skelton presented the 2023 budget.

Category changes were discussed, and a motion was made to split the emergency fund/road reserve into separate line items and to change “allocated reserve” on the balance sheet back to “road reserve” to align with the profit and loss statement. **(MSP)**

After further discussion and changes, motion was made to approve the budget. **(MSP)**

New Business:

Fair Housing Ace Exemption Request – Julien reported on a request from a homeowner to allow the number of pets owned under the animal support section of the FHA. Julien presented a letter authorizing the number of pets sighting the FHA. Motion was made to grant the request and send the letter to the homeowner. **(MSP)**

Annual meeting planning:

Julien presented information on scheduling the annual meeting. A consensus was reached that the annual meeting will be held on February 16, 2023 from 1:30 to 3:30 pm at Canoa Hills Center.

Enclosures to be included in the annual meeting notice were discussed. Julien and Skelton will finalize the documents to be mailed out with the notice.

Postponed:

Time did not permit the discussion of the following items:

Landscape common area criteria list:

Regulations for Residents’ work in Common Areas and clarifying HOA responsibility to respond to clearing requests:

Tabled:

The following tabled items were not discussed at this meeting.

Volunteer Program & Recognition

Hospitality/Community Building Activities

Next Board Meeting: Wednesday, January 18, 2023 at 9 am.

Events: None

Adjournment: Motion to adjourn the meeting at 12:10 pm. **(MSP)**

Respectfully submitted,

Denny Skelton, Secretary