

**Minutes**  
**Wednesday, November 18, 2020**  
**San Ignacio Heights, Inc.**  
**Board of Directors Meeting**

**Date:** November 18, 2020  
**Location:** SIH Ramada  
**Time:** 8:30a.m.

<b>Roll Call:</b>	Phil Pitts, President	Present
	Don Julien, Vice 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 8:35 am

**Agenda Approval** Added the discussion of gravel for the entrance to Emilita to the end of the agenda. **M/S/P**

**Approval October 21, 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 Addy Murtaugh was present to discuss the following:

1. Addy suggested that a proposal to the membership be made at the annual meeting to levy a Landscaping Assessment for future common ground improvements. She also requested recognition of her Volunteer Landscaping Committee at the annual meeting.
2. Provided the Board with an update of the activities of the Volunteer group.
3. Requested \$725.00 from the Board to cover the cost of weed killing and gravel to improve the common area entrance to Emilita Street. See **Discussion Items** below for further information.

**Officer Reports**

President, Phil Pitts

After a discussion of what we have done in the past regarding Christmas decorations for the SIH entrance, whether we should do it again this year, (and who has done it in the past), it was decided to send an email to the membership to ask for volunteers. If enough volunteers step forward, we will proceed with Christmas decorations. It was also suggested to include a reminder to the members that the Ramada is closed. Don suggested we use the public library guidelines with respect to re-opening the Ramada for resident use. We will also request that residents not enter the Ramada without the permission of the Ramada Committee (Karen Pitts or Carol Willie).

Vice-President, Don Julien

Discussed the changed date for the Annual Meeting. Per our Bylaws it is to be held on the third Thursday in February. However, due to availability and Covid restrictions, the meeting has been rescheduled to Monday, February 8, 2021 at the Desert Hills Auditorium. We will discuss further at our December meeting, as the room will only hold

50 people. We will need to make arrangements (such as Zoom) for any overflow. (Martha has a Zoom account.) Don also wanted to know who had access to and picked up mail from the SIH Post Office box.

Secretary, Martha Gamez - No report given

Treasurer, Lexie Kupers:

Reviewed the Budget/Actual expense report to date and discussed preparations for the budget for next year. Along with the invoice for HOA dues next year, Lexie will include the Statement of Age Compliance (required under the Fair Housing Act) for each family to complete.

Member At Large, Dale Miller - No report given

## Committee Reports

Architectural Committee: Chuck Willie presented:

- A request from Craig Lindsay, 4151 Wescotta Drive to install solar panels. **MSP**
- A request from the Holdsworth Trust to install new windows. This action does not require board approval.
- A request from David Schrupp, 4144 Manolito Drive to install a front area patio and retaining wall. **MSP**
- A request from Phil Ott, 1671 Circulo de la Pinata to install an access gate from his yard to the common area. **MSP**
- Reported that the new form developed by Don Julien for the committee is useful as a guide and reference to make sure everything is in compliance with our Bylaws.

Landscaping Committee: Phil Pitts reported that the search for an alternative to Felix Landscaping continues. He would like to get a few more bids. Felix's quote was for \$2,200 annually. Both Dale and Phil commented that Felix has been doing a much better job these past few months. We request that Felix attend the December meeting to negotiate a contract with more clearly defined duties and expectations. Dale mentioned that he would like the Board to find a replacement for him as Chair of the Landscaping Committee.

Roads Committee: Andy Miller presented a quote of \$2,292.00 for permanent speedbumps on westbound Desert Jewel, just below the stop sign at Circulo de la Pinata. It will be presented at the Annual Meeting in February. Each interested party will be given 2 minutes to comment. With respect to the striping and left-hand turn lane from Desert Jewel onto Circulo de la Pinata, more advice is needed. Andy will provide an update. He suggested that we add \$75K into next year's budget for road repairs. And, next year he proposes adding a lane split-line at the corner of Desert Jewel and Camino del Sol, to make left and right turn lines more obvious.

## Discussion Items

Terminex Quote: Martha had received a update quote from Terminex. Dave Peters honored the previous quote of \$7,837 and did agree to prior notification of the streets to be treated prior to each visit. Dale mentioned all the problems we had with Terminex (such as misrepresentation of homes treated, the difficulty in not having a local firm servicing the area, etc.). The Board has decided to stay with Bill's Termite Service. Lexie will include a reminder about this free annual one-time visit in her HOA invoice mailing.

Update on the Pergola issue: Don Julien reported that all matters have been resolved. We should expect the invoice from Michael Shupe at any point. The pergola has been removed and no further word from Don Fern.

**Update on the Secure website and/or unique member logins:**

Don will sit down with Cheryl MacDonald to resolve the issues with GoDaddy and access.

**Update on Welcome Committee Chair replacement:**

Tammy Serena has agreed to take over as Welcome Committee Chair. Martha has updated all the forms for the packet. Other inserts (such as Green Valley Rec, Chamber of Commerce, police and fire department info) is scarce. At the present time, we are not including the flyer on the Neighborhood Watch Program. Martha will get together with Pam Beck to discuss this matter and the roles/responsibilities of the Block Captains.

**Update CC&R Sub-Committees:**

- Parking, Lexie Kupers: Working on it
- Rentals, Phil Pitts: Working on it
- Board/Committees Roles & Responsibilities, Martha Gamez: Working on it.
- Dale or Don will contact GVC to see which HOA Bylaws might be used to get some alternate working, suggestions, ideas for changes we might make in ours

**Discussion on potential future meeting topics:**

- Don and Lexie to figure out a better way to get CC&R's to potential buyers before the sale closes. Some ideas: Real Estate Association, Title Company(ies).
- Review verbiage on "view lots" and making some exceptions for awnings for the 9 houses on Acala east of Mariquita and Desert Jewel.
- Date set for Board all-day Working Session: **January 13<sup>th</sup> at 9:00 am.**

**Discussion on Gravel/Improvements to the Common Area at Emilita:** We discussed the proposal at some length. The Board is very appreciative of Addy and her volunteers for their amazing efforts at beautifying the entrance to the SIHHOA. The quote for \$725.00 was not an issue – but there was some concern about setting unbudgeted precedents. The motion to approve the expenditure was tabled until the December meeting. **MSP** Addy will be asked to make a more formal presentation at that meeting on her committee's longer-term, larger scale plans, objectives and budget.

**Next Board Meeting**            December 16, 2020

**Adjournment**                10:53 am