

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

- Date:** November 15, 2023
- Location:** SIH HOA Ramada (1620 West Mariquita Street)
- Call to order:** 9:00 am
- Roll Call:** Don Julien, Dave Fenner, Denny Skelton, Caroline Reilly and John Plantz present. Quorum established.
- Residents attending:** Al Loomis, John Mear, Eileen Allen, Willie Glass, Bill Bates, Judy Hedges and Don Fern.
- Review/Adoption of Agenda:** Motion made to adopt the November 15, 2023 agenda.
M/S/P
- Approval of Minutes:** Motion made to approve the October 18, 2023 minutes.
M/S/P
- Resident Time:** **Bill Bates:** Raised the issue of “retroactive changes”. Don Julien explained the difference between Rules and Regulation and the CC&R’s. What is being proposed in this revision is, first, the creation of a compliance committee, and second, to make the Rules and Regulations consistent with the CC&Rs. Bill stated that what is being proposed is more than clarification.
- Don Fern** spoke to register a detailed complaint against a neighbor’s backyard conversation. Mr Fern recorded his neighbors’ private conversation on October 18th and sent the conversation to the Board President. A concern was raised about the legality of this by the Vice President.
- Mr. Fern stated that this was not illegal and was allowed to continue. He then read selected portions of the conversation. He stated his objections to the neighbors having an umbrella in their backyard that Mr Fern felt was a permanent obstruction of his view, and asked the Board to take action. Mr Fern reminded the Board that he had taken legal action against the HOA in the past, which cost the members several thousand dollars.

Officer Reports:

President, Don Julien:

- Don reported on the special “email” Board meeting to approve additional board members to transact business and sign checks at Chase Bank, Green Valley. Motion to add Don Julien and Caroline Reilly. **M/S/P**
- The Board was formally noticed on Denny Skelton’s (Secretary/Treasurer) resignation (attached). Don thanked Denny for his invaluable contribution to the HOA.
- Don attended the Roads Forum meeting of the GVR. Three asphalt companies attended – and there may be some additional treatments beyond what was previously presented to the HOA membership. Broad consensus on the need to have a Reserve Study.
- Roads: Bates is scheduled for the limited roadwork: crack sealing the entire HOA and seal coating a limited number of streets. Don has written to the owners of the car on Acala, warning them that if the car is not moved it will be subject to towing.
- Smaller garbage cans: Republic is currently saying that they cannot provide small cans due to a contract that was signed with the original trash company. Don will continue to pursue a new contract (if one is truly necessary) to facilitate the use of smaller receptacles.
- The Board’s contact information on the website has been changed.

Vice President, Dave Fenner: No report

Treasurer/Secretary, Denny Skelton:

- Provided a financial statement review. There was a small refund of overpaid property taxes. **M/S/P**
- \$2,400 interest earned on the CD; reminded everyone the current CD set to mature on April 24, 2024.
- There was a discussion about continuing to build the Roads reserve.

Member-at-Large, Caroline Reilly: No report

Member-at-Large, John Plantz: No report

Committee Reports:

Architectural Committee, Chuck Willie: No report

Landscaping Committee, John Plantz:

- The entrance to the HOA looks good. The wall damaged by the tree (which has been removed) will be patched. The homeowner agrees.
- Need a volunteer to head up the Volunteer Committee to continue the work to maintain Desert Jewel for a neat appearance.
- Discussed the golf course property on Desert Jewel and its liability, should one of our volunteers be injured on their property.

- Volunteers have removed stump(s), weeds, dying vegetation.
- Water Trench at the Ramada: Work will be completed in November– and is \$300 less than the already approved amount.
- Maintenance Crews (Felix Landscaping): The work will continue.

Roads Committee, Al Loomis: The schedule for the work to be done by Bates has been disseminated to the HOA members. The seal coating schedule may have to be modified, based on weather projections.

Ramada Committee: A discussion of termite control for the Ramada ensued. Bill's Home Service currently provides quarterly inspections for the Ramada. They are proposing inspections every other month, going forward. For the first year, the cost will only be slightly higher. It was decided to discontinue that service for the Ramada. (See Motion under 2024 Budget Review.)

Old Business:

CC&R Enforcement:

- There was a long discussion on this subject and a great deal of input from attending residents. Based on new concerns raised by the residents, it was decided that homeowners should be provided with an opportunity to hear more about the rationale for the changes and provide their own input. See the bullet item below on the Special meeting. Don provided a new section to the proposed new Rules and Regulations pertaining to definitions of words, see attached. Motion made to table this matter until the December meeting. **M/S/P**
- **Forms:** A motion was made to table discussion and any action on the Enforcement templates and forms until the December meeting. **M/S/P**
- **Special Meeting:** Motion made to hold a special board meeting, date to be determined, prior to the December 20 board meeting to discuss changes in the Rules & Regulations and to allow member input. **M/S/P**

Capital/Reserve Study:

- Motion made to authorize up to \$2K for a Capital/Reserve study. **M/S/P**
- A long discussion followed about the purpose of a Reserve Study. The last one done by the HOA Board was in 2003, but the recommendations from that study were never followed. It is recommended that reserve studies be done every five years. Don provided a quote about the value, necessity, and purpose of a reserve studies (from the GVR), see attached.
- Motion made to authorize three board members to select the bid and authorize the firm to move forward with a reserve study. Motion made, seconded, and failed.
- Motion then made that Don Julien and one other board member of his choice review Reserve Study bids and then authorize the selected firm to

move forward with the study. **M/S/P**. Don then appointed John Plantz as the other Board Member to serve on the Reserve Study project with him.

2024 Budget Review:

- Motion to increase the Disclosure Fee from \$135 to \$155 per home sold. **M/S/P**
- Motion to increase HOA dues by 19.3% to \$680 per year. **M/S/P**
- Motion made to eliminate all Bill's services (to homeowners and the Ramada). Motion failed. Motion made to eliminate Bill's services to homeowners. Motion failed. Motion made to eliminate the Ramada service contract with Bill's. **M/S/P**
- General Discussion on budget. Skelton presented a revised 2024 budget. Adjustments were made to the budget. It was agreed to put \$20K into the Roads Fund and \$13,987 to go into the Contingency Fund, pending the results of a Reserve Study. **M/S/P**
- Motion to approve the budget as adjusted. **M/S/P**

New Business:

Landscape Common Area Criteria:

This topic was moved to New Business. Current SIH Landscape contractor guidelines were passed out. To avoid confusion, Landscaping Criteria will be used for the instructions to homeowners, while Landscaping Guidelines will be used for instructions to the landscaping firm, Felix Landscaping. A motion was made to move this topic to the December meeting for action.

Meeting adjourned at 12:07 pm