

**MINUTES – DRAFT**  
**San Ignacio Heights, Inc.**

**Date:** April 20, 2022

**Location:** SIH Ramada

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

**Quorum established**

**Guests:** Mathison, Bruce, Andy Miller

**Call to Order** Don Julien, President; 9:01 am

**Agenda Approval:** (MSP)

**Approval of March 16, 2022 Meeting Minutes: (MSP)**

**Resident's Time:**

Mathison's had general inquiries about the recent court ruling pertaining to the CCRs and how the board plans to proceed. The board plans to have our CCRs reviewed by our attorney to determine what actions we need to take.

**Officer Reports:**

President, Don Julien:

Don reported that his eblast communications have been well received by the members and has received positive comments.

Don reported that the Neighborhood Watch program is resuming again (stalled due to covid) and will be handled through our Block Captain's.

Don reported that as a backup, Denny now has access to updating our website.

Don reported that he and Carol Wille will be our contacts for GVR reservations.

Vice-President, Dave Fenner: No report.

Secretary/Treasurer, Denny Skelton:

Denny reviewed the financial statements and reported that the road reserve has been set up. Four properties are in the process of being sold. Denny also discussed record retention, audit committee, internal controls, and budgeting for major expenditures. One Resident has not paid their dues. Motion to assess late fees according to the 1990 CCRs. **(MSP)**

Motion to approve financial reports. **(MSP)**

Motion to approve secretary reports. **(MSP)**

At Large, John Plantz: No report.

### **Committee Reports**

#### Common Grounds/Landscaping – John Plantz:

Landscape volunteers:

Discussed getting a legal opinion on volunteers doing work on golf course property along Desert Jewell to determine liability. It was recommended our insurance policy be reviewed to determine if it covers potential issues with members of our association doing work in this area.

John reported that he expects to present a landscaping plan at the May meeting.

Sidewalk leveling:

Following discussion about doing work on the golf course property, motion was made to remove the cost of sidewalk leveling owned by the golf course from the sidewalk bid. **(MSP)**

#### Roads: John Plantz/Al Loomis

Frank Civil Consulting: Initial Road Investigation Report.

We received their initial report on the conditions of our roads. Michael Frank will review the report at a special board meeting on April 27, 2022. Don distributed a color coded street map on the work to be considered. It was recommended to contact Golf Estates and San Ignacio Heights Golf Course to discuss a share of cost for any work needed on Desert Jewell.

#### **Architectural: Chuck Willie**

Received a request for solar installation on a S Campina property. After discussion motion was made to approve the request. **(MSP)**

### **Old Business**

#### CC&Rs Review: Professional Assistance:

Board members attended a Webinar put on by Goldschmidt/Shupe pertaining to the Arizona supreme court ruling of the Calabria ranch case. The results of the case calls into question the validity of amendments to CCRs that were more restrictive, less restrictive, or new if the original CCRs did not specifically state that they could be amended or were foreseeable to change in each individual section. If determined as such then the amendments could be deemed invalid if the amendments did not receive unanimous consent.

It was determined that our CCRs should be reviewed by our attorney to determine the validity status of our CCRs.

Fifth Board Member:

Don introduced Caroline Reilly who has agreed to serve on the board. Motion to appoint Caroline Reilly to a three year term. **(MSP)**

Mission Statement:

John Plantz presented a mission statement:

We encourage and support an association of neighbors who voluntarily work together to promote the spirit of respect, caring, community, family, and friends. Our mission is **to enhance our quality of life by maintaining our common areas and upholding our Covenants, Declarations, and By-Laws.** Our decisions will be made for the good of the community.

After a discussion, a motion was made to adopt this as our mission statement. **(MSP)**

**New Business**

Newsletter:

Discussed the possibility of developing a newsletter. It was determined that at this time we will continue with Don sending out an eblast to keep members informed of decisions and activities.

**Tabled:**

1. Dues Increase/Transfer fees
2. Volunteer Program & Recognition
3. Hospitality/Community Building Activities
4. Regulations for Residents' work in Common Areas, and clarifying HOA responsibility to respond to clearing requests:
5. Termite service

**Special Board Meeting**            April 27, 2022 – Time TBD – Road Report

**Next Board Meeting:**            May 18, 2022 at 9 am.

**Events:** SIHHOA Happy Hour / Koffee Klatch will not be held April 23<sup>rd</sup>. The Ramada Committee has not been able to secure a volunteer street to host.

**Adjournment:** The meeting adjourned at 10:25 am.

Respectfully submitted,

Denny Skelton, Secretary