

**San Ignacio Heights Homeowners Association (SIHHOA)**  
**ANNUAL MEMBERSHIP MEETING**  
**February 15, 2024**  
**MINUTES**

**DATE:** February 15, 2024

**LOCATION:** Canoa Hills Rec. Center, 3660 S Camino del Sol

**CALL TO ORDER:** 1:31 pm. The meeting was called to order. President Julien welcomed attendees and introduced and acknowledged past and current Board members and committee chairs.

**ESTABLISH QUORUM:** There were forty-four households in attendance, represented by 58 people.  
Quorum established.

**APPROVAL OF 2023 ANNUAL MEETING MINUTES:**  
Motion made to approve the February 16, 2023 minutes. **M/S/P**

**PRESIDENT'S REPORT, Don Julien:**

During his presentation, Don addressed a variety of issues the Board has been working on over the past year. He discussed the ongoing evaluation of our roads and the current state of repairs. He explained the upcoming Capital Reserve Study, what it will provide and how it will be utilized. He provided background and rationale on the formation of a Compliance Committee, information on the Investment Committee, Denny Skelton's resignation, preview of John Plantz's Landscaping Report, and the current status of the Ramada. He reported on expanded member communications and the HOA newsletter. He completed his report by thanking several individual members (Sandy Ott, Caroline Reilly, and the Skeltons), committee chairs and their team members, and culminated with a call for volunteers. His complete report is attached.

**TREASURER'S REPORT, Denny Skelton:**

Don presented Denny's report, which included the Balance Sheet (after closing) and the Profit & Loss Statement (against 2023 budget). Motion made to accept these financial statements. **M/S/P**

There was then a discussion of the proposed 2024 budget.  
A motion was made to accept the budget. **M/S/P**

#### **BOARD COMMITTEE REPORTS:**

##### **Architectural Committee, Chuck Willie:**

Chuck reported there had been twenty-one (21) architectural requests in 2023: fourteen (14) for paint, two (2) for new windows, one (1) for solar panels, one (1) roof repair, two (2) to raise wall height and one (1) pergola installation.

##### **Ramada Committee, Karen Pitts/Carol Willie:**

The Ramada is being rented on a regular basis. Rental income will be used to purchase a My Little Library, which will be placed outside the Ramada for all to use. New rain gutters, screens on the doors and a drain (on the north side of the building) were installed. Spring Fling announced for April 10<sup>th</sup>. Thanks to Carol Willie, Bev Owens and Diane Plantz, Ramada Committee members. (Report attached)

##### **Block Capitan Committee, Sandy Ott:**

Sandy introduced herself and then thanked all past and current block captains, with special thanks to Dennis Cummins, Vaughn Randall, and Ginny Skelton. There are currently 10 Block Captains. (Report attached)

##### **Compliance Committee, Caroline Reilly:**

Current committee members: Caroline Reilly, Norma Baker, and Martha Gamez.

##### **Nominating Committee, Caroline Reilly:**

There have been no volunteers to assist with this committee.

#### **GROUNDS AND LANDSCAPING REPORT, John Plantz:**

John thanked all the volunteers along Desert Jewel, as well as those volunteers that did projects in the common areas for the improvement of our HOA. He further thanked all residents who brought issues to the attention of his committee utilizing the Landscape Request Form. He requested more volunteers, planners and workers – and directed them to the sign-up sheet. He specifically requested a volunteer with Pima County GIS mapping skills. (Report attached)

#### **ROADS REPORT, Al Loomis:**

Al reported on the road repair work that was done in 2023. His committee is awaiting the arrival and review of the Capital Reserve Study, so that the committee can make recommendations for our roads and the Road Reserve going forward.

#### **MEMBER PARTICIPATION TIME**

**Nickie Goss:** Raised the issue of faded road signs.

**John Beck:** Continued parking of a work truck in front of his property on Anastasia.

**Pam Beck:** Thanks to John Plantz, Denny, and Ginny Skelton.

**Sandy Ott:** Dog waste issues

**Greg Raveaux:** Chronic barking of dogs

**Elizabeth Allard:** Had a question on road fund issues and asked whether there is a plan to increase dues.

**Sandy Beck:** Why are there two versions of the CC&R's. Don explained how and why along with the impact of the Kalway v Calabria Ranch court case.

**Gary Parker:** Gary thanked the board members. Raised questions about Bill's Home Service; felt the board should focus on roads; expressed concern about the lack of participation at board meetings and suggested cross-HOA communications with other HOAs.

**Al Loomis:** Al explained the bidding process that will be used – once we have the dollars to request bids. Asphalt companies are not eager to go to the expense of preparing a bid if the HOA does not have the money to move forward. The Roads Study consultant provided some figures, we got some general estimates from some asphalt companies & we sought out square footage costs from other HOAs' recent paving projects.

## **NEW BUSINESS**

### **Discussion RE: CC&Rs Amendment on Driveway Parking**

Don explained that the board was looking for direction from the membership on whether to push for an amendment to the CC&Rs on driveway parking. There was a long discussion that followed, with many members speaking up on both sides of the issue. A straw poll was taken, and the majority favored not allowing driveway parking, i.e., not pushing through a CC&R amendment. (16 for, 22 against, 20 not voting)

**ADJOURNMENT: Meeting adjourned at 4:24 pm**