

MINUTES
San Ignacio Heights, Inc.
Board of Directors Meeting

Date: November 17, 2021
Location: SIH Ramada

Roll Call Don Julien, Phil Pitts, Lexie Kupers, Dave Fenner, and John Plantz, present. **Quorum established**
Guests: Pam & Rick Beck, Addy Murtaugh

Call to Order: Don Julien, President; 8:58 am

Agenda approval: **MSP**

Approval of October 18, 2021 Meeting Minutes: MSP

Resident's Time

Pam Beck submitted a petition signed by 40 residents requesting that the stop sign on Desert Jewel at Circulo de la Pinata be replaced. She asked that if the stop sign were not replaced, what would be our options regarding speeding and sightlines. She also noted that between Cirulo de le Pinata and Camino del Sol, volunteers tending the median and shoulder were at risk. In addition there are a large number of walkers and cyclists along that stretch in the morning.

Addy Murtaugh also spoke to the need for the stop sign as a safety measure.

Officer Reports

President, Don Julien:

Don reported that a Holiday event will be held Dec 1, and the Annual Meeting is set for February 17, both at the Canoa Hills Center.

The Ramada Committee is looking at restructuring to include social activities. Don had previously had a discussion with Lexie about the Ramada Committee serving a "welcoming" function, with responsibilities over: the Ramada as a "welcome center"; social activities, whether at the Ramada or elsewhere; new resident welcoming, perhaps through the Block Captains; and possibly the website. More details at a future date.

Don reported on the legal regulations of stop signs as detailed in the Manual on Uniform Traffic Control Devices. Our streets, although private are subject to the regulations, in that the roads are open to the public. These are federal codes, adopted by local jurisdictions and have the force of law, much like building codes. The MUTCD is quite clear as to the necessary traffic to justify a stop sign, and equally clear that stop signs are not to be used for speed control. Don noted that the sightline easement for Circulo de la Pinata is cluttered with Desert Broom that impede traffic visibility. As a first measure, he and Phill will identify bushes to be removed. If further traffic calming measures are necessary, we will explore speed cushions.

Don reported on a discussion with Michael Shupe of Goldschmidt & Shupe about a number of legal questions. The two major topics were 1) permanent vs temporary view obstructions, and 2) Homeowner clearing of Common Area vegetation. Details are in the submitted report, but the summation is that 1) the courts expect the Board to interpret the CC&R's reasonably, and that intent of the CC&R's would focus on permanent

obstructions, while temporary obstruction while a homeowner was enjoying his/her patio would not be a violation. However, Michael noted that temporary obstructions can become permanent obstructions if left in place for extended periods of time or when the patio is not in use. And 2), Michael stated that our CC&R's are clear that if a homeowner requests vegetation to be cleared in the Common Area to improve view, the HOA is obligated to do something about it. Our only options are whether to remove or modify. As for a homeowner requesting permission to clear, Mike's experience is that sooner or later someone goes to far. His suggestion is to have a policy requiring indemnification, co-insurance and a limited scope of work that will come under review.

Finally, Don circulated specific written reports of violations. The CC&R's, as written, require us to respond to these, although they may involve selective enforcement. Don will follow these up with the Violation notification form.

Vice President, Phil Pitts: Phil reported on a request from a renter about clearing Common Area vegetation. While the CC&R's specify the Homeowner has to request, the Renter wanted to know whether the Property Management firm could sign off on the request. The Board felt this was Common Area, where the HOA can manage it as it sees fit, so we could honor a renter's request (after review and contact with neighbor Homeowners.

Treasurer, Lexie Kupers: The 2022 Budget is later on the agenda. Lexie will be gone until December 8, and will send out the notices at that time. Don noted that the CC&R's require us to send the notices by December 2, so Lexie will send the out before she leaves. With this in mind, the Board needs to decide at this meeting whether to authorize a dues increase (Discussed later, under the 2022 Budget).

Lexie reported that Bill's Home Service contacted 146 homes, and gave 42 treatments. 107 homes were visited. All received postcards, and those that had not been inspected in two years received a phone call.

Secretary, Dave Fenner: No report given

At Large, John Plantz: His comments were reserved for later in the agenda

Committee Reports

Common Grounds/Landscaping - Phil Pitts:

- Weed spraying program – Dennis Skelton: Dennis was not able to attend the meeting. Don will talk to Denny about working with John on an HOA-wide spraying.
- Debris piles below 4060 S Amulet Pl: The golf course is in the process of clearing these.

Roads:

Washout at the end of Mariquita: John will talk to an excavator to see what it might cost to drop rocks into the gully. Lexie noted that the golf course won't give us access from below, so any work would have to be done from above.

Architectural: A request from Don Julien/Beverly Owen for a rooftop solar installation was submitted. **MSP**

OLD BUSINESS

Mission Statement: John was directed to form a committee to review & draft. Suggested members included Denny Skelton & Karl Kuypers. John requested Board members email ideas. It was suggested that new residents be contacted for input. Preliminary report by Dec 15.

Long Range Landscape Plan: Current needs need to be addressed in the 2022 budget, but a long range plan should wait for a mission statement

Roads Replacement Report: Current needs should be addressed in the 2022 budget. Meanwhile, the Board needs a firmer estimate in order to plan a future assessment.

Budget Planning for 2022: Lexie submitted a proposed 2022 budget. The Board had a lengthy discussion whether to increase the dues in order to add funds to the Roads Account. However, a dues increase would not be a significant addition to the account & might be impolitic if followed a year or two later with a major assessment for roads. The Board decided to leave the dues as is. It was suggested that Roads assessment be discussed at the Annual Meeting, since it will require a 50% affirmative vote of all homeowners. The remainder of the Budget discussion involved tweeking various accounts, especially increasing landscaping & grounds "beautification" and including funds for any traffic calming measures. The Budget discussion will continue at the December meeting.

Sidewalk Leveling: John will review how serious that problem is.

Nominating Committee: Phil & Lexie's positions are up. Phil was asked to chair the committee, to be composed of Chair & two other Homeowners. Some suggestions were made. A focus of the Committee should be on finding candidates with experience and interest in conducting the duties of Secretary and Treasurer, possibly with the assistance of Secretarial and Finance Committees.

Next Board Meeting: Wednesday, December 15, 2022; 9 am – 12 noon

Adjournment: 1:20 pm MSP