

Minutes
San Ignacio Heights, Inc.
Board of Directors Meeting
Agenda – December 16, 2020

Date: December 16, 2020

Location: SIH Ramada

Roll Call Phil Pitts, Don Julien, Dale Miller and Martha Gamez, present.
Lexie Kupers excused.

Quorum: **Quorum established**

Call to Order: Phil Pitts, President at 8:34 am

Agenda approval: After adding the presence of Jeff Bruce, new resident, the agenda was approved. **MSP**

Approval of November 18, 2020 Meeting Minutes MSP

Resident's Time

New resident, Jeff Bruce, brought up the issue of the Common Area brick wall at the bottom end of Mariquita Street. Apparently, it had been previously damaged and poorly repaired. The matter has been referred to Chuck Willie and the Architectural Committee for resolution.

Officer Reports

President, Phil Pitts: Phil Ott has agreed to head up the Christmas Decorations Committee. He has notified Phil Pitts that decorations for the future need attention and likely replacement.

Vice President, Don Julien – no report

Secretary, Martha Gamez – no report

Member-at-Large, Dale Miller – no report

Committee Reports

Architectural Committee, Chuck Willie: The only new request for consideration was from Hector & Martha Gamez, 1659 West Mariquita. They wish to pave the side of their house and install an awning for the golf cart. **MSP** Chuck also provided an update on the spot lights at the HOA entrance on Desert Jewel. (See discussion item on agenda.) He will purchase a half dozen LED spot lights and try using them. Also noted, he has to resent the breaker after each heavy rain.

Common Grounds/Maintenance, Dale Miller & Phil Pitts: The Dale Miller living on Amulet has some trees in the Common Area next to his house he would like removed or trimmed. Phil has a Request Form that Mr. Miller will complete and submit to the board.

Roads Committee, (further update on stripping and left turn lane from Desert Jewel onto Circulo de la Pinata) was deferred until next month's meeting.

Felix Landscaping Contract Review and Presentation Summary

The draft contract was reviewed and the following changes made:

1. Since we have been paying Felix Landscaping \$2,201 per month (above the previously contracted amount of \$2,153.67 per month), we decided to increase the contract amount from \$2,200 pm/\$26,400 annually) to \$2,250 pm/\$27,000 annually).
2. Clarified the language about additional days and extra hours work
3. Added removal of black plastic ground cover under Scope of Work—and added the removal of all visible litter.
4. Following Gabe Felix's presentation (which was mainly a review of what they have been doing), we clarified the language about the use of Round Up – to exclude “broad area” spraying.

The approved changes to the contract will be made, sent out to Board Members for final approval. Upon approval, Phil and Gabriel Felix will sign the contract.

Discussion Items

- Christmas Decorations: See President's Report above.
- Request from Addy Murtaugh for \$725.00 from the Board to cover the cost of weed killing and gravel improvements to the Common Area entrance at Emilita Street. (Cacti were already donated by Dale Miller and Martha Gamez; Felix Landscaping has removed and replanted them.) **MSP**
- Don Julien provided an update on the Pergola issue and Administrative Hearing. Based on the findings, the SIHHOA is ordered to pay the Petitioners their filing fee of \$500.00. **MSP**
- Discussion item on replacing the LED lights at the entrance to the HOA on Desert Jewel was addressed during the Architectural Committee report above..
- Further discussion and planning for how the annual meeting will be held will be postponed until the January 13, 2021 working session.
- Update on having a “secure” website, postponed.
- Dale Miller will attempt to locate CC&Rs, Bylaws, etc. of several other HOA's through GVC.

Review of upcoming reminders

- We have scheduled an all-day working session for January 13, 2020 at 9:00 am. Some of the areas to be discussed and reviewed are CCR's issues related to:
 - Parking, **Lexie Kupers**
 - Rentals, **Phil Pitts**
 - Board/Committee, Roles and responsibilities, **Martha Gamez**
 - Possibly changing the “view lot” language in the Bylaws, (and making some exceptions for awnings for the 09 houses on Acala east of Mariquita and Desert Jewel
 - There is also some language about garage sizes which is not compatible with some of the newer larger vehicles/trucks. Height and length perhaps should be specified?)

- Determine a better way to get CC&Rs to potential buyers before the sale closes
- Other possible areas of discussion might include:
 - Website issues, **Don Julien** - should we consider unique member logins to the site; formal review of all content and layout.
 - Budget review, **Lexie Kupers** – Possible discussion points: increased HOA fees from Green Valley Council (to \$1,908 per year); possible inclusion of a small, budgeted figure under Landscaping to include beautification/improvements not part of the Felix contract; suggested addition of \$75K into next year's budget for road repairs; any budget increase required to add a lane split-line at Desert Jewel and Camino del Sol?, etc.
- Notes for the Annual Meeting:
 - Recognition of Addy's Volunteer Landscaping Crew
 - Announcement of Tammy Serena as the Welcome Committee Chair.
 - Quote received for \$2,292 for two speed bumps on Desert Jewel.
Recommendation for two (2) minutes per person to comment.

The meeting adjourned at 10:00 am MSP