

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

Date: January 18, 2023

Location: SIH Ramada

Roll Call: Don Julien, Dave Fenner, Caroline Reilly, and Denny Skelton present.
Quorum established

Guests: John Morgart, Sorita Jensen, Al Loomis, Andy Miller, Chuck Willie, Dennis Lytle, Guy Jackson, and Jeanne Macauley.

Call to Order Don Julien, President; 9:02 am

Review and adoption of the agenda: Motion was made to adopt the agenda. **(MSP)**

Approval of December 21, 2022 Meeting Minutes: Motion was made to approve the minutes. **(MSP)**

Resident's Time: No comments.

Officer Reports:

President, Don Julien: No Report

Vice-President, Dave Fenner: No report

Secretary/Treasurer, Denny Skelton

Skelton reviewed the "Board and Committee" contact list for updates. Board members will review and report back with any changes. Gaps in the list will be used to recruit volunteers at the annual meeting.

Skelton presented the financial statements for December. Motion was made to approve the Treasurers report. **(MSP)**

Skelton presented the "financial review (audit)". Motion was made to receive the Financial Review report. **(MSP)**

At Large, John Plantz: No report

At Large, Caroline Reilly: No report

Committee Reports

Investment Committee: Skelton reported that the committee met in January and developed an investment policy. Skelton presented the "Investment Policy" and reported that this is a living document and will be reviewed at least annually for possible changes. Motion was made to approve the investment policy. (MSP)

Architectural: Chuck Willie:

Willie reported on two paint projects and one window project. All projects were within stated guidelines and did not require board approval.

Common Grounds/Landscaping Committee, John Plantz:

Julien reported for Plantz. Julien reported on an \$300 invoice from the Golf Course (that the HOA paid) for debris removal caused by one of our homeowners. The HOA in turn billed the homeowner. The homeowner stated that he had approval from the Landscape committee and was disputing the invoice. After a discussion it was determined to not pursue this any further. Motion was made to cease collection of the invoice from the homeowner. **(MSP)**

Roads: John Plantz/Al Loomis:

Loomis, Andy Miller, Lytle, and Julien reported on the status of the roads project and covered various aspects of the research and work that has been performed to date. A history of past road work was also presented.

A Street Maintenance Plan developed by Lytle and reviewed by the Roads Committee was presented to the board for consideration. The presentation included funding options. It was noted that this is a living plan and can change over time as conditions dictate. After a lengthy discussion from the board, committee and homeowners, a motion was made to approve the Street Maintenance Plan. An amendment motion was made to add the "cost estimate" document to the plan. Amendment motion – **(MSP)**, Main motion – **(MSP)**

A discussion took place to determine the distribution of the Plan to homeowners and to receive their feedback in the form of a "preferential ballot." Motion was made for Miller to contract for the printing of documents to be distributed at a cost not to exceed \$400. **(MSP)**

Old Business

Bylaws changes; Julien

Bylaws being reviewed for possible changes include Board meetings and the use of a calendar, Transfer fee and Audit committee language. Julien reported that he needs to follow up with legal counsel and will delay any further pursuit of these changes until after the annual meeting.

2023 Budget

Skelton presented the 2023 budget with the changes made from the December board meeting. Motion was made to approve the budget and distribute it at the annual meeting. **(MSP)**

New Business:

Annual Meeting Planning: Julien reviewed the work to be completed for the annual meeting including the materials that need to be included in the distribution of said materials to homeowners. The annual meeting will be held on February 16, 2023 starting at 1:30 pm at the Canoa Hills Center.

Postponed:

Time did not permit the discussion of the following items:

Landscape common area criteria list.

Regulations for Residents' work in Common Areas and clarifying HOA responsibility to respond to clearing requests:

Tabled:

The following tabled items were not discussed at this meeting.

- Volunteer Program & Recognition
- Hospitality/Community Building Activities

Next Board Meeting: Wednesday, February 15, 2023 at 9 am.

Events:

January 21: Coffee Hour from 9-11 am at the Ramada

February 16: Annual meeting from 1:30-3:30 pm at the Canoa Hills Center

Adjournment: Motion to adjourn the meeting at 12:32 pm. **(MSP)**

Respectfully submitted,

Denny Skelton, Secretary