

Minutes
2017 Annual Meeting of the San Ignacio Heights
Homeowners Association
February 21, 2017, 9:00 – 11:00 a.m.
Canoa Hills Social Center

Call to Order: President Rick Lupu called the meeting to order at 9:00 a.m.

Quorum: Board members in attendance were Rick Lupu, Lexie Kupers, Dale Miller, Rick Beck, and Harley Medgard. A total of 47 lots were represented and 78 Homeowners were in attendance. Sufficient homeowners were present to meet the quorum requirement of 16 lots represented.

Presidents Report: President Rick Lupu introduced Board members and gave an overview of activities within the Association during 2016. Highlighted were Road repairs and maintenance, a new Grounds and Landscaping service, Updated and upgraded paint colors with samples at Ramada and on website, Welcome and Social Committee formed to greet new homeowners, Communication improvements to homeowners with website, hardcopy of board minutes, mailers, sign and flyers available. Website address is <http://www.sihhoa.org> is updated regularly. Ramada has been put on self-sustaining status with user fees established.

Approval of 2016 Minutes: As minutes had been distributed to homeowners prior to annual meeting President Lupu called for a motion of approval. So made by Steve Siebert, 2nd by Chuck Willie. Approved by voice vote

Treasurer Report: Lexie Kupers, Treasurer, presented the 2016 (ending December 31) Financial Report. Income included dues \$83,402.08, other income \$1,750.00, transfer fees \$1,400.00 and interest earned \$375.12. Expenses totaled \$182,547.28 including expenses for Ramada and grounds, landscaping, GVC dues, storage locker, property tax on Ramada, and utilities. Check account balance was \$7,299.98, Savings Account \$26,769.59, Road Maintenance Fund (comprised of six CD's) \$134,364.21. Total assets were

\$168,433.78. Motion by Chuck Willie to approve treasurer report, 2nd Joe Darling. Motion approved.

Motion: Move to delete from HOA proposed line item for Terminex/Ramada Pest Control made by Marilyn McClellan, 2nd Charles McClellan. President Lupu requested motion be tabled to later in meeting to be specifically addressed.

Grounds and Landscaping: Dale Miller, Committee Chair, reported AAA replaced by Felix Landscaping. This is a local, family business that has made a great improvement in the quality of landscape maintenance throughout the common areas. Three large trees have been removed and the area will be planted with native bushes and flowered plants. Other trees will be trimmed and/or removed as necessary. Felix Landscaping is able to remove trees at 1/3 cost of other commercial vendors. Plans are to enhance the atmosphere of common areas with native plants and shrubs.

Roads: Andy Miller, Committee Chair, introduced Dan Wilking and Leo Prather as committee members. Road inspection within San Ignacio Heights, indicate the road base is solid with normal wear of roads 25 years old. During 2016 \$137,850 was spent on road repairs. The major repair process was milling the current roadway, compacting the asphalt and putting a new two-inch layer of asphalt down. This is the more economical and long lasting repair process. Projections are to crack seal the entire roadway minus Desert Jewell, in the spring. This will allow for a three to five year period where funds may be saved and other repairs completed as necessary. The cost of road repair constitutes a major share of the operating budget. The board has designated part of homeowner dues to be allocated to road repair and maintenance; however, this may not satisfy the amount needed for all repairs. A special assessment may be called for in the future.

Architecture: Rick Beck, Committee Chair, reported that approved colors have been updated and samples are posted at the Ramada and on the website.

Other Board/Committee Reports: Rick Lupu and Dale Miller reported investigation of replacing Terminex . Some homeowners have

expressed dissatisfaction with service provided by Terminex and the company has not been responsive to queries placed by Dale Miller (as authorized by the Board) concerning service to homeowners.

A bid by Bill's Home Service of \$69.00 per household for termite inspection and service was presented. This is an increase of \$20.00 over the current Terminex contract. To meet this increase a dues increase of \$20.00 per year would be enacted for 2018 HOA dues. Current Options for termite inspection and service are:

- a. Maintain Terminex and work to improve service.
- b. Elect Bill's Home Service with \$20.00 increase and HOA dues increase in 2018.
- c. Eliminate services and each homeowner is responsible contracting for termite service.

Discussion held among homeowners present indicated the majority favor retaining Terminex

Member Participation: Mary Nagle spoke concerning the proposed cell tower questioning why the HOA pays Green Valley Council (GVC) dues when GVC did not inform the homeowners of meetings concerning the cell tower and had not supported homeowner positions.

Donna Hoch stated that the GVC put information of meeting for rezoning in the Green Valley paper the day prior to the meeting for rezoning. The last recommendation by County Supervisors is to approve the cell tower at the San Ignacio Golf Course parking lot site. She also questioned why SIH pays dues to GVC and what do we get for those dues.

Paul Wilson stated the GVC is our representative with the Pima County Supervisors. As Green Valley is not incorporated GVC is our major voice.

Dick Roberts is a member of the GVC board and stated that GVC will have a Cell Tower Council in the future.

Dale Miler attends GVC meetings as SIH Board representative and confirms GVC's purpose with the added statement that the organization distributes pertinent information .

Marilyn McClellan withdrew her motion to delete Terminex Service at the Ramada.

With no further discussion President Lupu called for a Motion of Adjournment. So made by Paul Wilson, Carol Wilking 2nd. Meeting adjourned 10:25 a.m.

Board Officers Election

The Board held a meeting after the Annual meeting to select officers for next year as per the by-laws. The officers for 2017 are the same as 2016. Rick Lupu, President; Dale Miller, Vice President; Julie Miller, Secretary; Lexie Kupers, Treasurer; Rick Beck and Harley Medgard, At-Large.