

President's Report, SIHHOA Annual Meeting, February 17, 2022
Don Julien, President

I moved to San Ignacio Heights in November 2019. In February 2020, Phil talked me into joining the Board, and he immediately tried to get me to be President.

"Phil," I said, "I need some time to get to know the community & my neighbors. I'll agree to be President next year, if you'll agree to be President & I'll be Vice President. That way I can get to know people before I take on President."

Little did we foresee the impact of COVID 19, that, basically, shut everything down. Here we are, two years later. I've been President since last May. I've gotten to know some of you, but nowhere near as many or much as I'd hoped.

Meanwhile, we faced challenges of how to meet, how to keep Homeowners in the loop, while dealing with a churning turnover of Secretaries. All not so necessarily successfully.

I know my strengths & weaknesses. In service clubs, I've volunteered for the dreaded job of Secretary, with the understanding they never ask me to be President. But, here I am. I can't blame COVID for what did or didn't happen this past year. I bear responsibility for much of that. I can organize stuff, I can research stuff. But I don't delegate well, or like asking people for help. So there's a lot of stuff that didn't happen or took too long.

So, here we go. Here's some highlights and some challenges we tackled in 2021 and face in 2022.

Accomplished:

Monsoon landscaping response:

A huge monsoon season resulted in an explosion of vegetation throughout the HOA. While our landscaping contract calls for an additional day of a landscaping crew in the months of July & August, we supplemented the contract with another 4 weeks of double work crews.

Resuming Social activities: With the relaxation of COVID restrictions, we held a Holiday Party on December 1, and we began to schedule Koffee Klatches, starting January 15, to be held on the third Saturday at the Ramada. We also reopened the Ramada for rental, as well as for Residents' use. We still need a Social Chair for 2-3 events. I've also heard that some neighborhoods have been scheduling Block Parties; we are prepared to lend planning assistance by providing contact information for your neighbors. Contact me or Martha Gamez.

Roads: We contracted with a Civil Engineering firm to give us guidance on our roads, and to get a firmer grasp on projected cost of maintenance and replacement.

Website: After losing access to our website, we created a temporary site, accessible under both the old and a new, intuitive web address. The site has all the governing documents and forms that were on the former site, as well as the past two years of Board minutes,

Challenges:

Restoring Board communications & open meetings:

With the secretarial confusion and technical difficulties meeting remotely under Covid restrictions, our communications with Members and compliance with Open Meetings statutes have suffered. We are beginning to turn this around but still struggle with it. This will be a high priority.

CC&R's enforcement:

At the Annual Meeting last April, I presented a report on a workshop I attended on CC&R enforcement. In May, I further briefed the Board on the substantial changes that had been made in The CC&R's in 2007, not necessarily for the better. As I promised in April, the Board has continued

discussion and review over the summer and into the fall, much of it in frustration with the high bar set for amending the CC&R's. We appear to be facing a long process of cleaning up the CC&R's, starting with trying to reduce the threshold for approval.

Since whatever process we go through with the CC&R's will take time, we have to face the very real task of enforcing the CC&R's as they currently stand. A few violations have been resolved, but there are several that have been given a pass while we've struggled with this issue. The time has come to give notice that we will be responding to violation complaints. This is not a task I enjoy, and it involves a fair amount of time investigating, documenting & tracking. This may be an area where we need to seek outside assistance.

Medium to Long range planning for Roads and Landscaping:

You'll hear more on this later, but I want to emphasize we are facing a major expense in repairing and/or replacing our roads. Also, the vegetation in our Common Areas has matured over the past 30 years and it's time to take a hard look at what we, as a community, want to live in. This goes beyond removing dead trees, cleaning out packrat nests & trimming weeds. I want to make special acknowledgment of Addy Murtaugh and her volunteers for their extraordinary work in maintaining a standard of landscaping excellence along our main thoroughfare, but we need to decide whether such level of care is desired or possible throughout the HOA.

Policies for Record Retention

While retrieving holiday decorations from our storage area, I became aware of the boxes of stored HOA records. Additional records have been retained independently by officers or committee chairs. Some records, especially actions taken electronically, have not been documented & stored appropriately. We will be identifying and drafting suitable policies & procedures for records retention.

These challenges are lofty, and require time and skills that we don't necessarily have within the Board or committees. We continue to face the challenge of finding volunteers with the necessary time and skills. I have mentioned before that a number of tasks may have to be outsourced. That takes money that will have to come from other services provided by the HOA. The Board will have to review our outsourcing needs and make hard choices regarding what we consider essential services.

In conclusion, I wish to offer my sincere appreciation for the service rendered to the HOA by our departing Board members, Lexie Kupers & Phil Pitts. They will continue serve the HOA in some capacity, but I will miss the guidance they tendered during my past year as President.

I also want to thank Denny Skelton for stepping forward to serve on the Board.

Upcoming Events:

Next Koffee Klatch, February 19

Next Board Meeting, March 16

March Koffee Klatch will be a Happy Hour, March 19