

San Ignacio Heights Homeowners Association (SIHHA)
Annual Membership Meeting Minutes
Wednesday, February 19, 2020
Canoa Hills Recreation Center

CALL TO ORDER/WELCOME AND INTRODUCTION OF BOARD/COMMITTEE

CHAIRS: Welcome by HOA Vice President, Phil Pitts. Phil made the following announcements:

- Martha Gamez will be taking over the HOA Secretary position for Cheryl, effective immediately.
- One person has offered to fill Rick Beck's position, who formally resigned as HOA Member-at-Large.
- Phil introduced committee members present.
- Phil asked for folks to serve on Nominations committee, as all slots are currently empty.
- Introduced Sandy Ott as new head of Social Events Committee, taking over for Norma Baker.

ESTABLISH QUORUM: (Owners of sixteen, or 10%, of lots required for Quorum) 53 residents, quorum established. (By the end of the meeting, 60 residents were in attendance.)

APPROVAL OF 2019 MINUTES- Keith Sever moved, Mary Ann 2nd to approve minutes —approved.

TREASURER'S REPORT: Lexie Kupers- 159 homes @ \$475 each; under budget by \$25,000 which will go into Roads fund, currently at \$152,000—five -year plan to stay on top of roads and keep them in best condition possible. Asked for questions—some residents did not see budget which was e-mailed to them. Lexie e-mailed HOA dues reminder, some got mailed. Others got notices walked to their homes. Lexie reminded folks that HOA and GVR dues are separate, although due at the same time (January 1).

GROUNDS AND LANDSCAPING REPORT: Phil Pitts/Dale Miller-given by Dale; reminded folks to keep their contact information up-to-date so they can be contacted if they are gone over the summer. (The Resident/Absent Information Form is available at the Ramada and on the website at www.sanignaciohts.com) We are the fourth year of working with Felix Landscaping. Their agreed upon workday is on Thursdays, and their crew consists of 3 members. Someone from the HOA Board or Landscaping/Common Ground Maintenance Committee checks on them every week. Requests from residents for work are welcome. The form, (Common Ground Maintenance/Residential Landscaping Request) is also available at the Ramada on our website, see above. The HOA is divided into seven sections and the Landscaping Committee works with Felix to make sure that all areas are covered. Felix has added two additional crew members to help with upkeep during the monsoon season.

The mesquite trees are now becoming a nuisance, roots coming up, blocking view, etc. Moving forward, they will be chopped or taken out entirely -- with stumps ground. See new entrance memorial from Camino del Sol onto Desert Jewel, donated by Doug Jurgens in memory of his wife. Dale gave a shout out to Addy Murtaugh and all her volunteers for great work on the common grounds. Dale asked for volunteers to all positions on the Board and committees.

ROADS REPORT: Andy Miller- reporting for Al Loomis. Reported we are “on schedule” for keeping roads up to date; \$15,000 for next update, \$200,000 for next updated beyond that. Our roads are in much better shape than other HOA’s, due to continuous update. Andy asked for more help for Al—we’ll run out of money if folks need to be hired to keep up on the work.

BOARD ELECTIONS- Don Julian has expressed interest in serving on the Board; moved, seconded to approve Don as new Board member; unanimously approved.

MEMBER PARTICIPATION TIME-

- Keith Severs- been here for 27 ½ years, re. letter re. Management company costs vs. volunteer Board; we had Management group in the past, it was terrible, and we don’t want to go back to that.
- Pam Beck- trying to keep everything current with Block Captains, website info. and printouts, etc. Gave shout out to great Block Capt. Crew—plea for help to get more volunteers. Also requested folks to please slow down, speed limit is 20 miles per hour, and she and others have been almost hit a number of times because drivers are going too fast, ignoring stop signs, etc. Reminded folks that if a driver is in an accident in our HOA due to speed, they WILL be cited by law enforcement.
- Rick Lupu raised a question about what can be done about speed limits/stop signs—everyone is obligated by rules of the CCR’s when they buy into our HOA; Board DOES have the right to fine folks who violate the rules.
- Skip Masterson gave compliments to the Volunteer Landscaping group taking care of our HOA entrance, how beautiful this now looks and what a great job they’re doing—they meet at 8:30 with Addy. Asked for clarification of landscaping fees, for tree removal which Lexie clarified. Wondered if we had looked into “green material” that could be used similar to Qual Creek. Al said that GVC have looked into it but no decision made yet—Mike McDonald clarified makeup of this material.
- Jack Roberts announced that Dale Miller represents our HOA at GVC, and Jack is the Vice President. He invited residents to attend tomorrow’s Green Valley Council meeting @ Desert Hills. A Pima County transportation update is to be given tomorrow; the GVC is looking ahead to future needs.

Discussion of HOA volunteer Board vs. paid Management Group: resident specifically discussed HOME CO, quit/fired management, let landscape group go in one fell swoop, etc.—DON’T DO IT! Phil cited cost comparison that was sent out to all residents, and cost increase to our yearly HOA fees if we go in this direction. Lexie talked about lack

of control that we will give up, need to still have an HOA Board in addition to the paid Management Group, etc. Decided to make up a list of committees that are in need of members; Martha will send out to residents.

Question about how landscape requests should be submitted, Phil clarified how work can be done/plantings or trees removed, etc.

- Dale Miller reminded folks of Board meetings every 3rd Wed. of the month, and all residents are welcome to attend.
- Carol Willie asked for roster of HOA members at the Ramada, put roster back on the website. Lexie reminded folks of why we took this info. down off the website, she doesn't feel it should be posted.
- Sandy Ott reminded folks of upcoming Spring Fling on April 14th. Asked for volunteers to assist with upcoming gatherings in the fall, Christmas, etc.
- Denny Skelton asked for folks to sign up on a volunteer list today, before leaving meeting, of how they will help out HOA—see Pam Beck to sign up.
- Margaret Pellar spoke about how dark entrance is onto Desert Jewel from Camino Del Sol, and asked whether the light could be re-installed
 - Andy Miller spoke to this, how golf course owns this and we've asked them in writing to fix the light, but so far they have not responded
 - Lexie Kupers has spoken with them, they said it's on their repair list, but so far there has been no action by them.
 - Dale Miller: clarified that first 700' of HOA entrance is to be maintained by the golf course; hand vote to use some of our HOA funds to repair the light so intersection will be lit at night.
- Phil Goss: asked about speed bump, why it was removed, done because of noise issue.
- The question of whether there ever been discussion about making our entrance a 4-way stop. The answer was: this is a county roads decision not one of the HOA.

ADJOURNMENT at 9:55am by SIHHOA Vice-President Phil Pitts

March Board meeting scheduled for Wed., March 18th at 8:30am at the Ramada

Board Caucus followed the meeting to appoint newly elected Don Julian to a Board position. All other officers will continue in their current positions; Don will assume the office of Member-At-Large.