

**San Ignacio Heights, Inc.
Board of Directors Meeting
Wednesday, January 21, 2026**

Date: January 21, 2026

Location: SIH HOA Ramada (1620 Mariquita Street)

Time: 9:00 AM

Roll Call/Quorum Don Julien, Dave Fenner, Jerry Coffey, Elizabeth Allard. James Trobec was absent.

Call to Order: Don Julien, President

Review and adoption of the agenda: M/S/P

Approval of the December 17, 2025 Minutes: M/S/P

Dave Fenner moved to amend the Vice President Report.

The amendment reads: Replace the Vice President's report with "Vice President Dave Fenner: Submitted an e-mail from Bill's Home Service with statistics and costs. In the past year 72% of the households received termite related services. The cost to purchase the same service will be \$208-\$228 per household. See attached Vice Presidents report." M/S/ did not pass.

Residents Attending: John Plantz

John Beck
Don and Terri Caudill
Al Loomis
Kevin and Sylveen Cook
Dennis Lytle
Peter Johnson
Chuck Willie

Resident's Time: John Plantz discussed Road Project concerns. More details are attached in an email entitled "Roads Project, Please pass on to BOD members". John requested that the board delay the current chipseal project. Don asked for a motion from the board with no one responding. John's request failed.

Don Caudill expressed appreciation for the efforts of the board on the Roads and is very happy with the landscaping efforts by the crew of Felix Landscaping.

John Beck had a complaint of a neighbor parking his work truck every day in his driveway(Don will address) and concern of a Republic Services truck with tandem axles. Jerry will check into that second complaint.

Don reviewed a letter from Tom Geoghegan regarding a resident's parking in their driveways, leaving their garage door open, leaving their grill outside in front of their house and placement of their trash containers. Don will address

Someone asked why the Pest Control contract was canceled. Don and Jerry addressed that question.

Officers Reports:

President's Report: Don Julien requested all parties with Annual Meeting Reports to please submit in writing prior to the Annual Meeting February 21, 2026. Don also reported that he needed to send out all Annual Meeting notices and ballots by February 1st, 2026.

Vice President: Dave Fenner: No Report

Treasurers Report: James Trobec/ Don Julien: Don gave James' report as he was absent. Don reported that a CD discussed last month was extended in a new CD at 4%. Don also covered several clarifications on the year end financials. M/S/P to approve the Treasurers report. A motion was made to put any net income funds to a carryover fund for contingency. M/S/P

Secretary: Jerry Coffey : No report

At Large: Elizabeth Allard: Elizabeth presented new "Private Tow Away Zones" signs to be placed at all temporary guest parking spaces.

Committee Reports

Architectural: Chuck Willie: Chuck had only one request from Barbara Blake regarding replacement windows. The Committee approved this request.

Common Grounds/Landscaping: Peter presented a bill from Felix Landscaping for preemergent weed spraying. He discussed an area where the sidewalks are unlevel which could cause tripping. Also a tree removal with a smaller tree to replace the taller one.

Roads: Al Loomis: Road Project: Al reported that he does not have a schedule from the Contractor yet. Chuck Willie reported that a few stop signs will be repaired.

Ramada/Social: No Report

Compliance: No Report

New Business: Guest Parking Towing : Don reviewed a new policy draft covering Temporary Parking in Guest Parking areas. Residents will receive a letter and package covering the reasons for the need to set a policy for how to handle abusers of the guest parking areas. M/S/P

Peter Johnson presented a proposal bid to repair of a Causeway project above Anastacia along with some concrete work on a spillway to combat erosion. M/S/P to

approve \$1800 to Felix Landscaping to complete the projects.

Old Business:

Nominating Committee: Jerry Coffey: Reported that we had one official nominee, Sylveen Cook, willing to run for a vacant seat on the board. Another person requested information about what was needed to be a nominee. He was informed that he had until January 28th to submit a short biography to be placed on the ballot.

Adjournment: 11:22 AM

Next Regular Board Meeting: Wednesday February 18, 2026

Annual Calendar of Board Meetings

February 18, 2026 Regular Board Meeting

February 21, 2026 HOA Annual Meeting

March 18, 2026 Regular Board Meeting

Mission Statement:

We encourage and support and association of neighbors who voluntarily work together to promote the spirit of respect, caring, community, family and friends. Our mission is to enhance our quality of life by maintaining our common areas and upholding our Covenants, Declarations, and By-Laws. Our Decisions will be made for the good of the community.