

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

Date: September 18, 2024

Location: SIH HOA Ramada (1620 West Mariquita Street)

Call to order: 9:00 am

Roll Call: Don Julien, Dave Fenner, James Trobec, and Martha Gamez. (Dave Fenner and James Trobec were connected via telephone.) Quorum established.

Residents attending: John Mear, Jerry and Vicki Coffey, John Plantz, Al Loomis, and Gary Parker.

Approval of Minutes: Motion made to approve the April 17, 2024 minutes.
M/S/P

Resident Time: No resident comments

Officer Reports:

President, Don Julien: HOA

- Don provided John Plantz' letter of resignation from the HOA Board and as Chair of the Landscaping Committee. With regret and thanks for his service on many issues, the resignation was accepted. **M/S/P**
- Don also advised the Board of the Beneficial Ownership requirements, whereby the President, Vice President, Treasurer and Sectary members of the Board must provide their name, date of birth, address, and a photo of some accepted form of identification (e.g., passport, driver's license). At large members are not required to be listed unless they are the chair of a committee that has significant responsibilities over association functions. There are substantial penalties for not providing this information within the period required.

Vice President, Dave Fenner: No report

Treasurer Report, James Trobec:

- The May, June, July, and August financial reports had been distributed to the Board members prior to this meeting. **M/S/P** all four sets of financials.
- The decision on what to do about the upcoming CD expirations was postponed until the October meeting. Don alerted the Board to the fact that the ROI for shorter term CDs is greater than those that are longer term. Interest rates on a 3-month CD are about 4% -- while a nine-month CD is about 2.5%.

Secretary Report, Martha Gamez: No report, but she will be sending out the Resident List later today.

Committee Reports:

Architectural Committee:

The Board approved the request by the Siebers to have new screens installed on their patio. **M/S/P**

Landscaping Committee, Phil Pitts:

There was a discussion about the property at 4233 Westcotta Court, which is currently for sale. A neighboring View Lot has submitted a Violation Complaint regarding a tree in the front yard of the property, photo provided, that obstructs their view. The homeowner has, in the past, responded to the neighbor that trimming the tree would kill it. Phil and Gabe (Felix Landscaping) intend to look at the tree tomorrow, to determine if it can be trimmed without damage.

Don responded that the photo clearly documents a violation and the homeowner is responsible to either remove or modify the tree to reduce its height. He will send a violation letter, advising the homeowner that she contact a professional tree service to review & recommend actions to resolve the violation.

There was a side discussion that ensued at this point of the meeting, regarding the failure by realtors and/or title companies to property notify potential home buyers of issues related to the HOA. Don will review his records and files, as to when and to whom notifications were sent to the appropriate parties since he took over the task (when Dennis left). When Don provides the information, he sends a copy to the potential home buyer, if he has that information.

Roads Committee, Al Loomis:

Al informed the Board that the current bid of \$400K for the proposed Chip Seal method has increased by about 5%.

A lengthy discussion took place, providing historical information on the roads, reserve study recommendations, HOA resident positions, etc. for the new residents in attendance at the meeting.

Ramada Committee:

No report.

Compliance Committee: No report; Don will follow up with Caroline Reilly to see where things stand with this committee. Additionally, he will send out the necessary violation letter on the pending complaint (4161 Campina).

Old Business:

Landscape Design and Erosion Control Study:

Motion to table, indefinitely. **M/S/P**

Donations for specific landscaping projects:

Motion to table, indefinitely. **M/S/P**

Requirements to request a CC&R amendment:

Following discussion, a motion was made to amend the proposed amendment, by deleting everything after item #2, which pertained to the Campaign Committee. **M/S/P**

Then a motion was made to adopt the amended amendment. **M/S/P**

Management Company proposal:

Motion to table until the October meeting. **M/S/P**

Roads Funding; ChipSeal or mill & replace:

Motion to table until the October meeting. **M/S/P**

New Business:

Rules Amendment: Storing personal property on common areas:

Following discussion, a motion was made to amend the proposed amendment, Paragraph 2, as follows: Personal Property shall not be placed or stored on Common Areas, except for a limited time, as directed and approved by the Landscape Committee Chair and one Board Member. At no time shall debris be placed on Common Areas, except at the direction of the Landscaping Chair. **M/S/P**

A motion was then made to adopt the amended amendment. **M/S/P**

2025 Budget:

Don reminded the Board members to review the September upcoming financial statements and other materials (Management Company proposals, Roads reports, etc.) prior to the next meeting. The matter was tabled until the October meeting – for further action.

Meeting adjourned at 10:30 am