

## BOARD MEETING MINUTES

San Ignacio Heights, Inc.

Date: September 17, 2025

Location: SIH HOA Ramada ( 1620 West Mariquita Street)

Roll Call/Quorum: Don Julien, Dave Fenner, James Trobec (by phone), Jerry Coffey and Elizabeth Allard. Quorum established.

Call to Order: 9:00 am

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

Approval of the May 21, 2025 Minutes: **M/S/P**

Residents attending: John Plantz and Karen Pitts

Residents Time: John Plantz asked the board to consider pausing the existing Road repair plan for more study and research. The board thanked John for his comments but tabled any action.

### Officers Reports:

President: Don Julien: Don mentioned the recent passing of Martha Gamez and her many years of service to the HOA in many capacities.  
Discussion of the Annual Meeting date in February 2026 may need to adjust due to access to location availability. Don is to look at possible Saturday dates for the Desert Hills GVR facility.  
Nominating Committee needs to be formed soon.  
Some discussion on 4156 S. Constanca home in foreclosure which will have an impact on arrears of HOA dues and Road assessment.  
A letter from Tom Geoghegan expressing several complaints was discussed. Don will respond to Mr, Geoghegan.

Vice President: Dave Fenner:  
No Report

Treasurer: James Trobec: James hopes to change our current Balance Sheet and P&L format to the Quickbook formats soon.  
29 Road assessment have been received so far.

2 CD Renewals were discussed. A \$50,000 CD was moved to checking for quicker access to be used in the Road Repair project. The second CD was renewed with a 5 month CD at 3.9%. Budget Planning needs to start in earnest in October. Tree removal and Palm Tree trimming need to be included in the budget. **M/S/P** to approve the Treasurers Report and August Financials which were distributed previously.

Secretary: Jerry Coffey     Jerry reported on the ballot count of the Road Assessment:

On June 2, 2025, John Mear, SIH Resident and Jerry Coffey, SIH Resident and Board Secretary, met at 8 AM at the Ramada with the purpose of counting the ballots for the Road Assessment Vote.

After triple counting all ballots and verifying that we both agreed with the tally, and checking off the addresses to make sure no one or residence voted twice, the results are as follows:

Yes votes 101  
No votes    24  
Total cast 125

Respectfully submitted,  
Jerry Coffey and John Mear

Don Julien reported that 3 more votes came in the mail after the count changing the total yes votes to 103 and no votes to 25 for a total of 128 votes cast.

At Large: Elizabeth Allard:             No Report

Committee Reports:

Architectural: Chuck Willie/Don Julien:  
A request from 4221 S. Emelita Dr for a Sunroom, glass enclosure of the west corner patio on the back of the house. **M/S/P**

Common Grounds/Landscaping: Don Julien:    The landscaping crew are continuing trimming and spraying.

Don reported that the Golf Course was disappointed in some cactus removal behind 1699 W. Mariquita. Don commented that the cactus removed was on HOA property so the Golf Course had no say in the beautification of the area. Our thanks to the homeowners for their initiative.

Roads: Al Loomis/ Don Julien: Don and the Project Contractors did a ride around of the HOA to identify problem areas ahead of the Road Repair Project.

Ramada/ Social: Diane Plantz: Karen Pitts gave a report on remodel of the Ramada kitchen, toilet repairs, donations to the kitchen

remodel and future additions of kitchen and bath cabinets.  
Discussion also on possible ideas for the exterior grounds.

Compliance: Elizabeth Allard: Most complaints have be resolved with some still in the works  
at various levels. Vehicle parking and yard maintenance still  
continue to be the most common issues.

The regular board meeting adjourned at 10:44 AM to go into Executive Session

Next Regular Board Meeting: Wednesday, November 19, 2025

Annual Calendar of Board Meetings:  
December 17, 2025  
January 21, 2026