

**MINUTES - Draft  
San Ignacio Heights, Inc.  
Board of Directors Meeting**

**Date:** December 15, 2021

**Location:** SIH Ramada

**Roll Call** Don Julien, Phil Pitts, John Plantz, present. **Quorum established**  
**Guests:** None

**Call to Order:** Don Julien, President; 9:15 am

**Agenda approval:** **MSP**

**Approval of November 17, 2021 Meeting Minutes:** **MSP**

**Resident's Time**

N/A

**Officer Reports**

President, Don Julien:

Don reported he had recreated a group email file for sending out information to Members. He also reported he had been able to reclaim from GoDaddy the sanignaciohts.com domain. However, GoDaddy no longer provides a free website, so Don pointed the domain to the temporary site Sanignacioheights.com. Anyone entering either address will get to the site with forms etc.

Vice President, Phil Pitts: Phil reported on progress seeking two nominees for the Board. Positions to fill include Secretary & Treasurer. He had a possibility for Treasurer, but was still looking for Secretary. We discussed the option of having finance & communication committees to reduce the workloads of the two positions.

Treasurer, Lexie Kupers: Lexie was not present but submitted the monthly Financial Report. She requested approval of the Green Valley Council dues and the Bill's Home Service contract for the Ramada, which is separate from the Homeowners' contract. The Board approved the GVC dues (**MSP**), but had questions about what the Ramada contract involved.

At Large, John Plantz: His comments were reserved for later in the agenda

**Committee Reports**

Common Grounds/Landscaping - Phil Pitts: No report

Roads - John Plantz: The Roads Committee has a meeting scheduled for Dec 27 with an engineering firm with the expertise to evaluate our roads. After that meeting, John will distribute any proposal.

Ramada - Don Julien: The Ramada Committee presented a revised Ramada Use Policy. The major changes clarify some sections regarding rental and delete verbiage regarding

deposits. The Committee will be promoting Ramada use to the Homeowners, as a benefit of Membership. The revised policy was approved. (**MSP**)

The Ramada is open & being rented, as well as being used by some Homeowners for cards and sewing.

Architectural – Chuck Willie: No reported

## **Old Business**

Mission Statement – John Plantz: A statement has been drafted but still needs some work.

Sidewalk Leveling – John Plantz: John reported that he had reviewed where there are problems. He also reported that Gabe (Felix Landscaping) can repair them, at a cost of about \$200, or up to \$500. Phil will contact Gabe and the funds will come from the Roads Maintenance budget.

CC&Rs Review Committee – John Plantz: John has contacted Goldschmidt/Shupe for a professional review and redrafting of our governing documents. The cost of their services is estimated to be about \$7,500. As a Budget item, this was postponed until January for further discussion in Budget Planning

The following Old Business items were postponed until the January meeting:

### Budget Planning for 2022

- Transfer fees (in Rules & Regs)
- Board member expenses/purchases
- Bill's Home Service
- Website Funding
- Volunteer Program & Recognition
- Hospitality/Community Building activities
- Signboards

### Long-range Landscape plan

Regulations for Residents' work in Common Areas, and clarifying HOA responsibility to respond to clearing requests.

**Next Board Meeting:** Wednesday, January 19, 2022; 9 am – 12 noon

**Adjournment: 10:30 pm MSP**