

**BOARD MEETING MINUTES**  
**San Ignacio Heights, Inc.**

**Date:** April 17, 2024

**Location:** SIH HOA Ramada (1620 West Mariquita Street)

**Call to order:** 9:00 am

**Roll Call:** Don Julien, James Trobec, Martha Gamez, and John Plantz present.  
Quorum established.

**Residents attending:** Chuck Willie, Peter Johnson, Al Malecha, Vicky Bowman, John Mear,  
John Beck, and Don Caudill

**Review/Adoption of Agenda:** Motion made to adopt the meeting agenda. **M/S/P**

**Approval of Minutes:** Motion made to approve the March 20, 2024 minutes. **M/S/P**

**Resident Time:** **John Beck:** Requested an update on his previously filed complaint about the work truck that habitually parks across the street from his home and the abandoned car on Alcala. He received another Violation Complaint form, and will submit, while Don follows up with Caroline Reilly about the status of the complaint.  
**Peter Johnson:** Requested any further information or concrete bids for the “mill and replace” option. There were preliminary numbers provided (\$1,575 per household for chip seal, which would last 5-10 years when it would then require a full mill and replace or approximately \$10K per household for an immediate mill and replace). Further discussion under Old Business below.

**Officer Reports:**

**President, Don Julien: HOA**

Don provided information on the Board’s use of Google Docs in the future – and the necessity for each Board Member to have a Gmail account. It could be an existing Gmail account or board members could create a new one, just for Board business.

**Vice President, Dave Fenner:** No report

**Treasurer Report, James Trobec:**

- March financial reports not provided. He will distribute them prior to the May meeting, along with the April financials.

- We have one resident that habitually pays their annual dues late. Previously they have always paid the late fee, when paying the dues. This year they did not pay the late fee (\$30.00). Motion made to continue billing for the late fee. **M/S/P**

**Secretary Report, Martha Gamez:** No report, but she was reminded to send out the Resident List, as previously agreed.

**Member-at-Large, John Plantz:** No report here, as there are items further down the agenda he will address.

### **Committee Reports:**

#### **Architectural Committee, Chuck Willie:**

Only one (1) request was received this month – for a modification to the exterior of the home at 4139 Constancia. The request matches exactly what their neighbors had done (without permission). Motion made to approve the request, with the stipulation that proper permits be obtained. **M/S/P**

#### **Landscaping Committee, John Plantz:**

- There are about a dozen trees “issues” – of having already damaged walls or will soon do so. John would like a professional consultant to examine trees, bushes, and erosion issues, pending a future recommendation for increased landscaping funding.
- We are behind schedule on keeping up with weeds and vegetation, even with 2-man crews twice a week. Discussion ensued on the use and frequency of herbicides.
- John requested that we all drive over to Al Loomis’ house at 4201 Wescotta. Heading onto Wescotta Court (on the left), board members can get an idea of what John’s goal is for the entire HOA, in terms of landscaping.

#### **Roads Committee, report provided by John Plantz:**

John discussed the plan to protect the roads we have via the Chip Seal method. The current bid of \$400K does not cover the cost of removing existing road debris created with the proposed Chip Seal method. It is estimated that the removal cost to be an additional \$50K – and that the overall cost per household to be closer to \$1,900K per household, rather than \$1,575 originally proposed.

#### **Ramada Committee:**

April 27 Coffee Hour at the Ramada will be hosted by the folks on Wescotta/Wescotta Court.

**Compliance Committee:** No report; Don will follow up with Caroline Reilly to see where things stand with this committee.

## **Old Business:**

### **CD Renewals:**

- CD, which expired on April 1, 2024, for \$70K, was rolled into the HOA Checking Account. \$508 plus change was the earned interest on that CD.
- A motion was made that when the CD expiring on April 24, 2024 matures, a new \$160K six-month CD will be taken out to expire in October 2024.

**M/S/P**

### **Capital Reserve Study:**

John Plantz (supported by Don Julien) stressed the importance of the board deciding soon as to whether to adopt the mill and replace option or the Chip Seal one. Latest cost per household projection: \$1,900 for the Chip Seal; \$11K-\$15K down the road for the Mill & Replace option. Further discussion on this matter was tabled until the May meeting.

There was a brief discussion about ownership (the HOA or the Golf Course) of the first seven hundred feet down Desert Jewel from Camino del Sol.

### **Requirements to request a CC&R amendment:**

Don will provide the board members with a draft requirement to request a vote to change the CC&Rs for review. The matter was tabled, pending a vote at the May meeting.

## **New Business:**

### **Landscape design and erosion control study:**

John reiterated his desire that a Design & Erosion Control be done by a qualified professional. More information is to be provided, so that the board can act.

### **Donations for specific landscaping projects:**

There was a discussion on three ways in which donations for specific landscaping projects could happen:

1. The creation of a foundation
2. Creation of a separate committee of the HOA – where minutes would be taken, and oversight of expenditures would be made.
3. The decisions were simply made by the Board.

The matter was tabled until the May meeting – for action.

**Meeting adjourned at 11:05 am**