

**Minutes**  
**Wednesday, April 14, 2021**  
**San Ignacio Heights, Inc.**  
**Board of Directors Special Meeting**

**Date:** April 14, 2021  
**Location:** SIH Ramada  
**Time:** 8:30 a.m.

**Roll Call:**

Phil Pitts, President	Present
Don Julien, Vice President	Present
Dennis Waugamon, Secretary	Absent
Lexie Kupers, Treasurer	Present
Dale Miller, Member at Large	Absent

**Quorum** Established, quorum requirement of (3) Board Members satisfied

**Others Present:** Andy Miller, Dennis Skelton

**Call to Order:** Phil Pitts, President at 8:30 am

**Agenda Approval** Regular reports on financials and roads were directed to the regular Board meeting on April 21.  
Added an Executive Session to consider ongoing legal matters **M/S/P**

**1) Annual Meeting Agenda.** The agenda was reviewed and accepted as is although there were questions as to who would deliver certain reports. Phil would check with members of the committees to verify there would be reports.

**2) Enforcement Webinar.** Don gave a written and oral report on a webinar regarding CC&R enforcement, with a review of our current practices and recommendations for an action plan.

**Motion:** The Board will appoint a Governance Committee, with subcommittees responsible for exploring the recommendations of the report. **M/S/P**

**3) Executive Session.** The Board entered into Executive Session to discuss an on-going legal matter.  
Exiting Executive Session, the Board approved reimbursement of legal fees in the amount of \$5,250 to Donald Fern and Judith Hedges in the Matter of Office of Administrative Hearings Case 21F-H2120005-REL, as authorized by SIH HOA CC&R Article XII Section C. **M/S/P**

Adjourned 9:30 am

Submitted by Don Julien