

San Ignacio Heights Homeowners Association (SIHHOA)
Annual Membership Meeting Minutes - DRAFT
Thursday, February 17, 2022
Canoa Hills Recreation Center

CALL TO ORDER/WELCOME AND INTRODUCTION OF BOARD/COMMITTEE

CHAIRS: Welcome and call to order at 9:01 am by HOA President, Don Julien. Don made the following announcements:

- Introduced Denny and Ginny Skelton. Denny is interested in serving on the board.
- A moment of silence for those lost due to the Covid pandemic.
- Encouraged anyone that wanted to do so to relocate their seating.
- Requested that anyone wishing to speak use the hand microphone.
- Introduced current Board Members, Phil Pitts (Vice President), Lexie Kupers (Treasurer), Dave Fenner (Secretary), John Plantz (Member-at-large). Martha Gamez, serving as Recorder.
- Phil introduced HOA committee members present: Al Loomis (Roads), Chuck Willie (Architectural), Karen Pitts, Carol Willie and Bev Owen (Ramada Committee).

ESTABLISH QUORUM: (Owners of sixteen, or 10%, of lots required for Quorum.) As a sufficient number of residents were in attendance, a quorum was established.

APPROVAL OF 2021 MINUTES: Don noted he had received a correction under Grounds & Landscaping, where the word “executive” should read “executed”. **M/S/P**, as amended

PRESIDENT’S REPORT - Don Julien. After providing a brief background of how he got involved in the SIHHOA, Don provided information on some of the highlights and challenges the Board has faced:

- Accomplishments:
 - Monsoon landscaping
 - Resuming social activities
 - Roads
 - Website
- Challenges:
 - Restoring Board communications and open meetings
 - CC&R’s enforcement
 - Medium and long-range planning for Roads and Landscaping
 - Policies for SIHHOA record retention

A full copy of Don’s report is attached.

TREASURER’S REPORT - Lexie Kupers. Lexie went over the Balance Sheet and Profit & Loss Statement. Per SIHHOA policies, the \$22,805.97 from the P&L will roll

over into the Roads fund. An explanation of the 2022 budget was provided, and attention brought to the rationale behind increases and decreases in budgeted amounts. The 2022 Budget was approved **(M/S/P)** as was the Treasurer's Report **(M/S/P)**. A full copy of Lexie's Treasurer's Report is attached.

GROUNDS AND LANDSCAPING COMMITTEE REPORT - Phil Pitts.

- Phil introduced the members of his committee: John Plantz, Denny and Ginny Skelton.
- Provided a brief overview of the division of the HOA into seven (7) work sections, how Felix Landscaping services those sections, where the Plat Maps are located.
- Provided acknowledgement of the fine efforts of Addy Murtaugh's Volunteer Landscaping team.
- Discussed the deeded easement site lines at the end of each corner in the HOA.

ROADS COMMITTEE REPORT - Al Loomis.

- Frank Civil Consultants has been contracted to provide a 10-year comprehensive report and to provide recommendations for repair and/or replacement.
- When the report is available, a public meeting will be held.
- John Plantz and Andy Miller were introduced as members of the Roads Committee.
- There was a question raised about "substandard repairs" performed by the water company when fixing a water break on Mariquita. The water company claimed the repair was up to standards. The stretch of roadway will be addressed in the engineering report.

ARCHITECTURAL COMMITTEE REPORT – Chuck Willie.

- Nine (9) Architectural requests were made in 2021, all approved.
- There is a revised form for requests (available on the website).

RAMADA COMMITTEE REPORT – Carol Willie.

- Currently three (3) card groups, one (1) Mahjong and the Tuesday Men's Group are using the Ramada.
- Koffee Klatches have resumed – and are held on the third Saturday of the month.
- The revised Ramada Policy is available on the website.

BOARD ELECTIONS – the only volunteer to serve on the board was **Denny Skelton**, who was unanimously elected. **M/S/P**

MEMBER PARTICIPATION TIME

- **Chuck Willie** (Manolita Drive) requested a current Resident List. A sign-up sheet to get an updated list was created.
- **Keith Siebers** (Circulo de la Pinata) commented on the recent article in the Green Valley News about an HOA Firewise review program. The Grounds & Landscaping Committee will see that we get on the list.

- **Margaret Pellar** (Constancia) raised the issue of the missing light at the entrance to the HOA (Desert Jewel and Camino del Sol). **Chuck Willie** explained that the light circuit is controlled by the San Ignacio Golf Course. They are aware of the issue and there appears to be a problem with the circuit. The issue was raised about the possibility of solar lights.
- **Sally Carney** (Mariquita Street) suggested motion sensitive lighting.
- **Jeff Bruce** (Mariquita Street) raised questions about:
 - the golf course's responsibility for the lighting
 - the use of double-axle garbage trucks on our aging roads. Don confirmed that neither Republic or Titan use double-axle trucks for regular pickups. The one seen might have been for a special pickup or using our main road from another HOA.
- **Greg Raveaux** (Anastacia Court) raised the issues of the parking outside of garages and barking dogs.
- **John Wahlberg** (Emelita Drive) asked for the rules on parking in driveways and the parking of RV's. Don Julien read the appropriate CC&R's to the membership.
- **Hugh Bell** (Mariquita Street) requested further clarification on the issue of driveway parking.
- **Ginny Skelton** (Anastacia Court) asked if there was an increase in dues coming next year. Don Julien explained that we did not raise dues this year, with the roads funding still in question. An increase would not have contributed significantly to the roads fund and the Board felt that a dues increase followed by an assessment could be a financial blow. Our current dues sustain the HOA activities without tapping existing savings.
- **Tom Kane** (Emelita Drive) raised questions about road funding. He stated that there had been a \$500 assessment many years ago that was to be used for resurfacing. Al Loomis explained that the funds in Savings are dedicated to roads maintenance and repair. Some have been used for sealcoating and repairs, while the bulk of it is still available. The concern, however, is that the existing funds will most likely not be enough to cover expected maintenance/replacement.

REMINDERS:

- Sign up sheet for those interested in getting an updated roster available on the front table.
- **John Plantz**, the new Landscaping Chair, reminded members that Common Ground Maintenance/Residential Landscaping Request Forms and the Resident/Absent Information Forms were also available in the front.

ADJOURNMENT - by SIHHOA President **Don Julien** at 10:11 am