

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

**Date:** January 17, 2024

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

**Call to order:** 9:03 am

**Roll Call:** Don Julien, Dave Fenner, Denny Skelton, and John Plantz present. Quorum established.

**Residents attending:** Chuck Willie, Alden Loomis, Karen Logan, John Mear, Vicky Bowman, and Glenn Yauney.

**Review/Adoption of Agenda:** Motion made to adopt the December 20, 2023 Agenda after adding the Mariquita Wall Repair item under the Common Grounds/Landscaping Committee Report. **M/S/P**

**Approval of Minutes:** Motion made to approve the November 15, 2023 minutes. **M/S/P**

**Resident Time:** No comments by residents

**Officer Reports:**

**President, Don Julien: HOA**

- Don will continue to follow up with Republic Services HOA Customer Service representative to pursue a new contract to facilitate the use of the smaller 65-gallon receptacles.
- Don received a letter from Tom Geoghegan regarding the state of disrepair of HOA roadways, attached.
- Don shared his letter to Michael Shupe, the HOA attorney sent on January 8 and provided a summary of Michael's response by phone, attached. An amendment to allow parking in the driveways, without restriction, would not require unanimous consent, but rather a two-thirds majority vote. Also, parking on the street, drainage-ways or guest parking are common areas, under the Board control.

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

**Treasurer/Secretary, Denny Skelton:**

- Provided a financial statement review. **M/S/P**
- Investment Committee: The Investment Committee Meeting minutes were discussed, attached. A motion was made that new or renewal CD's should be reviewed and approved by the Board the month prior to initiation or renewal. **M/S/P**. A second motion was made to approve the opening of a new \$40K nine-month CD (maturing in October) in January,

2024 and to open a new \$70K two-month CD in February, which would mature in April. This February CD would mature at about the same time as the CD already existing, opened in the Spring of 2023. **M/S/P.**

**Member-at-Large, Caroline Reilly: No report**

**Member-at-Large, John Plantz:** John stated that the draft Capital Reserve study is not yet completed.

### **Committee Reports:**

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

- The Trobec's submitted a paint request. Technically, the colors (while very similar) are slightly different from the currently approved colors. A motion was made to approve the request and add the new colors to the currently approved color palette. **M/S/P**
- A motion to approve the request to install security screens on windows of the Cross home was made. **M/S/P**

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

- John asked Al Loomis to explain his request. Al would like to clean up the common area next to his home (northeast corner of Wescotta and Wescotta Court). He wishes to clean, grade, and add additional stone/rocks. He will pay for this work himself and will provide an example of work that can be done in other common areas of the HOA. The request was approved, **M/S/P**
- The invoice for the \$800 wall repair at the bottom of Mariquita Street was discussed and approved. **M/S/P**
- **Karen Logan** raised concerns about erosion issues around her property and the actions of the landscaping maintenance crews.

**Roads Committee, Al Loomis:** Briefly discussed the 5-year Road Repair plan provided by Frank Engineering.

**Ramada Committee:** Bill Home Service (termite control) contract was canceled for the Ramada.

**Compliance Committee:** No report

**Nominating Committee:** Both Dave Fenner and John Plantz wish to remain in their current positions. The Secretary/Treasurer or separate Secretary and Treasurer positions will be up for election at the annual meeting.

### **Old Business:**

**Common Area Landscape Criteria (aka Criteria List):** Following a brief discussion, a motion was made to remove #7 (Trees/bushes should never block mountain views from resident's home – not to be taller than roof lines), and

otherwise approve the Criteria List. The tree issue will continue under consideration **M/S/P**

**2024 Landscaping Projects:** John provided a list of landscaping projects for 2024, attached.

**Google Documents:** John requested that Board members familiarize themselves with Google Docs. Using Google Docs allows for the historical tracking of changes, ability to check Help Files, etc. When ready, Diane Plantz could provide a demo on using Google docs.

#### **New Business:**

**Storage Area Supplies Request:** Discussion on the condition of the storage in Amado. New shelving has been installed (at a cost of \$130) – but more plastic bins or banker's boxes are needed. There was a motion to move \$250 into supplies to cover the cost of the shelving and additional storage containers. The motion failed for lack of a second. It was decided that we would simply overspend the supply account.

**Christmas Decoration (deer):** For a variety of practical reasons, the deer no longer work for us. Motion made to surplus the deer and donate them to a local charity. **M/S/P**

**CC&R amendment re: Driveway Parking:** Don provided the Board with a copy of the correspondence between him, Don Fern, Bill Bates, and Glenn Yauney about amending the 2007 CC&R's to remove the restrictions on parking in driveways, attached. While the Board would not actively engage in a campaign for or against proposed amendments, the Board can provide support to such campaigns. The Board needs to develop a policy that homeowners can submit to request an amendment to the CC&R's. A motion was made to put the Driveway Parking discussion on the annual meeting agenda. **M/S/P**

**Annual Meeting planning:** A brief discussion on the proposed agenda for the Annual Meeting ensued, particularly on when and where the driveway parking issue should be noted. (See topic above.)

**Meeting adjourned at 11:45 pm**