

BOARD MEETING MINUTES – DRAFT
San Ignacio Heights, Inc.

Date: May 18, 2022

Location: SIH Ramada

Roll Call: Don Julien, Dave Fenner, John Plantz, Caroline Reilly, and Denny Skelton present.

Quorum established

Guests: None

Call to Order Don Julien, President; 9:02 am

Review and adoption of the agenda: Motion was made to add an Item to Architectural and move it up in the agenda. **(MSP)**

Approval of April 20, 2022 Meeting Minutes: Motion was made to approve the minutes. **(MSP)**

Resident's Time: None

Officer Reports:

President, Don Julien:

Don reported that he cleaned up and organized the meeting minutes with attachments and agendas and placed them in the Ramada file cabinet. Also filed folders from previous secretary. Dave has some files he will give to Don to be filed in the storage locker in Amado.

Vice-President, Dave Fenner: No report.

Secretary/Treasurer, Denny Skelton:

Denny reviewed the financial statements, the number of pending sales and reported that one member has not paid their dues. A discussion was held pertaining to assessing late fees and what steps to take next.

Denny reported that a member hit a metal pole at the end of the wash on Desert Jewell. Denny will inform the member of the board's decision. John will pursue cost estimates for replacement. In the meantime, an orange cone will be placed near the pole.

Motion was made to approve the financial reports. **(MSP)**

At Large, John Plantz:

John reported that Ivan's Tree Service will trim four palm trees in the Ramada area. Discussion was held for the landscape committee to survey Ramada area homeowners to determine the future of the palm trees.

At Large, Caroline Reilly: No report.

Committee Reports

Architectural: Chuck Willie

Don reported on behalf of Chuck that a paint request has been approved. Discussed that a homeowner had solar panels installed and did not follow standard procedure in submitting the request form for approval. Don informed the member that the project would have been approved and stressed the need for submitting the approval form so that the HOA and future owners would have the contact information of the contractor performing the work. The member was advised to submit the request form for any future projects.

A motion was made to approve a separate solar project submitted by another member. **(MSP)**

Common Grounds/Landscaping – John Plantz:

Sidewalk Leveling - John reported that the sidewalk leveling project will be performed soon on HOA property.

Landscaping plan – John presented pictures of what the common areas could look like and recommended that we move forward on the project. John will put together more detail and obtain cost estimates as it pertains to plant removal/replacement, installation of decorative rock, erosion and weed control, etc.

Roads: John Plantz/Al Loomis

Frank Civil Consulting: John reported that Michael Frank met with the roads committee via zoom to review the "Road investigation report" and projected costs. The committee recommends moving forward on the project.

The board discussed various options on how to move forward on this project.

After a lengthy discussion, a motion was made to: "commit to pursue a roads maintenance assessment and hold a special membership meeting." Motion Tabled.

Further discussion was held to combine the landscape plan and roads maintenance plan.

An amendment to the original motion was made to add "Landscape" to the original motion. **(MSP).**

After further discussion, an amendment was made to add “restoration” to the original motion. (MSP)

The President called for the question. A motion was made to approve the original motion as amended and reads as follows: “commit to pursue a road and landscape maintenance and restoration assessment and hold a special membership meeting.” (MSP)

Old Business

CC&Rs Review: Impact of “Kalway vs Calabria Ranch HOA” on SIHHOA CC&Rs: Don reported that he has been in contact with legal counsel on the status of our CC&Rs and discussions continue.

Update re: homeowner restrictions/changes vs administrative restrictions/changes. Don reported that in talking with legal counsel there is a distinction between homeowner restrictions/changes vs administrative restriction changes and how this distinction may impact our CC&Rs moving forward.

New Business: None

Tabled: Time constraints did not allow for discussion on the tabled items.

1. Dues increase / Transfer fees
2. Volunteer Program & Recognition
3. Hospitality/Community Building Activities
4. Regulations for Residents’ work in Common Areas, and clarifying HOA responsibility to respond to clearing requests:
5. Termite service 2023
6. Audit Committee (September or October)

Next Board Meeting: Wednesday, September 21, 2022 at 9 am.

Events: None

Adjournment: The meeting adjourned at 11:16 am.

Respectfully submitted,

Denny Skelton, Secretary