

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

Date: April 19, 2023

Location: SIHHOA Ramada

Roll Call: Don Julien, Dave Fenner, Dennis Skelton, and Caroline Reilly, present. **Quorum established.**

Residents in attendance: Eileen Allen, Dave Bloomer, Dan Boelen, Jeff Bruce, Don Caudill, Al Dodson, Tom Donovan, Aaron Ingram, Al Loomis, Jeanne Macauley, Dale Miller, Dave Oliver, Pat, and Vaughn Randall

Recorder: Martha Gamez

Call to Order: Don Julien, 9:00 am

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

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

Resident's Time:

Kate Leal: Don Julien read Ms. Leal's formal request to check with Tucson Asphalt about their Green Asphalt process. Don also read his email response to her and stated he had submitted her email to the Roads Committee.

Prior to Resident's Time comments, Don explained we would not be discussing any issues related to Roads beyond an update on the ballot tallying process (addressed in the Treasurer's Report and his President's Report comments on the County maintenance of roads) below.

Eileen Allen: Requested that the SIHHOA Financial Reports be distributed to residents each month by the Treasurer. She pointed out that by doing so, it would alleviate any suspicions and concerns held by residents and promote greater transparency. See Treasurer's Report below for formal action.

Officer Reports:

President, Don Julien:

- Don met with the HOA lawyer regarding our bylaws. The lawyer has agreed to review them and provide the Board with suggestions for modification and areas of concern or conflict for our May 17th Board Meeting. Our current bylaws are not in compliance with state and/or local laws.

- Don reported on the Green Valley Council meeting regarding county maintenance of roads. There are two avenues to explore:
 1. The County takes over maintenance of the roads. This process requires a vote of approval by the County Board of Supervisors. The caveat to this option is that the roads must be in “like new condition” before they would be eligible for this option.
 2. The other option allows a defined area, our HOA for example, to propose a Local Improvement District (LID). The residents in the proposed district vote to create the district, then vote to tax themselves. The LID, via petition from the residents in the district, would present an Expression of Interest to the Board of Supervisors. If the BOS approves the petition, an election is held to form the district. If approved by a majority of the residents, the BOS assigns an engineer to the project to assess the current condition of the roads, determine what needs to be done, prepare a plan for the repair and determine the cost. The voters in the LID would then vote to raise the funds. After the project is completed, the County takes over maintenance of the roads.

Don suggested we should retain county maintenance of roads as an option.

- The Green Valley Council is a representative body of the local HOA's in our area. As such, they have an extraordinarily strong voice in matters presented to local elected officials. Don provided information on the Greywater and Water Reclamation Meeting on April 20 (which Dave Fenner and Nancy Lerew will attend) and the Buffelgrass meeting on April 27th (which Caroline Reilly will attend). Registration information was previously provided on the agenda.

Vice President, Dave Fenner: No report

Secretary/Treasurer, Dennis Skelton:

- To date, 103 ballots regarding the Road Improvements/assessments vote have been received by the Board. For a variety of reasons, Dennis does not expect to receive the maximum 159 ballots, due to death, pending sales of property, etc. The date for ballot tallying will be addressed under Old Business below.
- The Profit & Loss statement was discussed. The primary expenses this past month related to the payment of the Pest Control invoice (\$12,561) and the transfer of \$15,105 into the Road Reserve. The ability to transfer funds into the Road Reserve is a result of the increased Homeowners dues assessed this year. The Balance Sheet was also reviewed. The SIHHA Financial Reports presented were then approved. **M/S/P**

- Denny moved that the Profit & Loss and Balance Sheet statements be emailed to members each month, following approval of those statements by the Board of Directors. **M/S/P**

At Large, Caroline Reilly: Caroline reported on a meeting she had, along with Dennis Skelton, with the new General Manager of San Ignacio Golf Course. They primarily met to discuss issues with the entrance to the golf course (on Desert Jewel) and liability issues for the golf course of SIH residents performing cleanup work along the entrance (which is golf course property). The GM was “open to suggestions” but made no commitment toward the future relationship on this issue and stated he would get back to us.

Committee Reports: Don Julien reported that Don Caudill was appointed to the Roads Committee and John Plantz was appointed to the Common Grounds/ Landscape Committee.

Investment Committee, Denny Skelton: The Investment Committee has determined they have between \$100K and \$140K available for investment. They looked at 3-5 month, but not more than 6-month, investment into short-term CDs. Both **Jeff Bruce** and **Al Dobson** felt that money market investments were a better option than CDs, given their higher rate of return. After discussion, it was determined we should do something now – since we are currently only getting .001% return on our monies, and the CDs would provide at least 3.5% in the short term. Further discussion on longer-term investment was tabled until the May Meeting. A motion was made to authorize the Treasurer to invest up to \$140,000 in a CD not to exceed 6 months. **M/S/P**

Architectural Committee, Chuck Willie: Per Chuck’s written report, only one paint request was received (and approved) this month. He also provided updates on meetings with Felix Landscaping.

Common Grounds/Landscaping Committee, Caroline Reilly: Prior to turning over historical records and files to Caroline, Denny reported on the outcome of three previously outstanding committee requests:

1. Tree (on Common Grounds) that needed to be trimmed or removed.
2. Tree behind a patio wall that blocks resident’s view. Options to address the issue were trimming from the bottom or trimming from the top. Recommendation that Gabe, Felix Landscaping look at the tree and its root system to suggest a remedy.
3. Trees and bushes that continually grow back and result in continually submitted new requests.

Discussion ensued regarding tree stumps. For example, the roots were removed from a tree on Acala, but the stump remains. A longer-term

solution is needed. **Dale Miller** mentioned that Gabe, Felix Landscaping, has a grinder and can do the work (as he has done in the past).

Roads Committee, Al Loomis: Al announced there would be a meeting on May 11th to decide the next steps, after the ballots have been officially tallied. **Dale Miller** raised the issue about enforcement of issues relating to the allocation of fiscal responsibility for the maintenance of the Desert Jewel entrance to San Ignacio Heights. The golf course owns the street from Camino del Sol to Circulo de la Pinata and has the responsibility to maintain it. However, the shared cost of road work on that stretch of Desert Jewel dates back to an agreement in 1992. The costs were to be divided as such: 50% San Ignacio Golf Course, 25% San Ignacio Heights HOA and 25% Golf Estates HOA. That agreement also stated that the cost of road work on the rest of Desert Jewel would be divided as 75% San Ignacio Heights HOA and 25% Golf Estates HOA. The issue has been raised from time to time with the other parties to the agreement with little success. Our options for forcing compliance with the agreement are limited and most likely legally costly,

Several residents had questions or comments, as follows: **Al Dobson** requested a clarification on the county maintenance process, specifically an approximate cost for us to get the roads improved to qualify. **Tom Donovan** commented on the benefits of the local improvement district process. He explained how well it had worked in Montana. **Jeff Bruce** complimented the Board on the Roads issue handouts, particularly Page 3 (Pima County takeover).

Old Business:

- A motion was made to schedule a Special Board Meeting for the purpose of tallying the Roads ballots on May 4th at 10:00 am at the Ramada. **M/S/P**
- The various iterations of Liability Waivers for Homeowners/Volunteer work in Common Areas have been combined and updated, per Don Julien.
- Don has also reviewed the CC&Rs with respect to landscaping issues.
- Per Don, the Landscaping Committee was requested to review the landscaping documents developed to finalize and present final documents back to the Board of Directors.
- Don passed on Denny Skelton's checklist of landscape issues to be addressed by the committee.
- Don provided Caroline with several Plant Lists for consideration and inclusion in an updated plant list approval guide.

New Business: None

Next Board Meeting: May 17, 2023

Adjournment: Meeting adjourned at 10:36 am

Re: SIH Roads Status**FORMAL MEETING REQUEST**

Tue, Apr 18, 2023 10:41 am

(donjulien@aol.com)To:kateleal1331@gmail.com

Kate,

Thanks for the suggestion. It is the Roads Committee's intention to stay on top of various technologies, regardless of the outcome of the current election. The committee reviewed Green Asphalt & talked with several HOA's that have used it. It's the 4th item in the Options attachment we sent out (copy attached).

The industry has a number of innovations in the works & Green Asphalt is indeed one to keep an eye on. The committee's comments on Green Asphalt had concerns about its application on alligator cracks, which indicate subsoil issues. However, a combination of mill & replace in specific areas and Green Asphalt in others is worth considering.

I'll pass this on to the Roads Committee at the Board meeting.

Thank you,
Don Julien

-----Original Message-----

From: kate leal <kateleal1331@gmail.com>

Sent: Tue, Apr 18, 2023 9:54 am

Subject: Re: SIH Roads Status**FORMAL MEETING REQUEST**

The board meetings are held at a time (9:00am) that makes it impossible for me or my husband to attend.

I formally request the board check with Tucson Asphalt 520-292-1125.

They have a process called Green Asphalt which is a 1" rubberized Asphalt that has 4yrs before resealing and last upwards of 10-12 yrs.

Due to higher rubberized it resists cracking.

Our neighboring HOAs are doing this same process.

I shall expect to see this formal request in the April Meeting Minutes.

Thank you

Kate Leal