

San Ignacio Heights Homeowners Association (SIHHA)
Annual Membership Meeting Minutes
Thursday, April 22, 2021
Desert Hills Recreation Center

CALL TO ORDER/WELCOME AND INTRODUCTION OF BOARD/COMMITTEE

CHAIRS: Welcome by HOA Vice President, Phil Pitts. Phil made the following announcements:

- Introduced Jeff Bruce and John Plantz as new residents of the HOA.
- Introduced current Board Members, Don Julien (Vice President), Lexie Kupers (Treasurer), Dale Miller (Member-at-large). Martha Gamez, serving as fill-in Secretary.
- Phil introduced HOA committee members present.

ESTABLISH QUORUM: (Owners of sixteen, or 10%, of lots required for Quorum) 26 residents, quorum established.

APPROVAL OF 2020 MINUTES- After noting the correction to the spelling of Keith Sieber's name, the minutes were **M/S/P**.

TREASURER'S REPORT: Lexie Kupers - 159 homes @ \$475 each; \$17,754.27, which represents excess of income over expense from last year will go into the Road fund. There have been considerable changes in property ownership over the last year, continuing into this year. Lexie provided an explanation of "legal" and "other fees" on the Profit and Loss Statement.

GROUNDS AND LANDSCAPING COMMITTEE REPORT: Phil Pitts. A two-year contract has been executed with Felix Landscaping. The HOA is divided into seven areas, and Felix works each area for a week or two before moving onto the next area on their schedule. Phil gave a shout out to Addy Murtaugh and all her volunteers for great work on the common grounds.

ROADS COMMITTEE REPORT: Andy Miller, reporting for Al Loomis.

- Our 30-year-old roads are in much better shape than other HOA's, due to continuous update. There is currently \$15,000 budgeted to cover projected patching of roads for 2021 road repairs. However, beyond that, Al is anticipating about \$160,000 will be needed for major repairs. This is an item to be discussed in more detail during the coming year.
- The issue with the Desert Jewel entrance light is an issue to be resolved with the San Ignacio Heights Golf Course.
- The issue of the water main break at Alcala and Mariquita was discussed, i.e., the break and then the sub-standard repair.
- Provided background and information on speed bumps/speed humps. There had been a request to place a speed bump/hump on Desert Jewel heading west, after Mariquita and before Circulo de la Pinata. Motion made and seconded – and under

discussion, Ron Magnuson spoke in support of the motion, Jeff Bruce, Dave Fenner, Rick Roberts, Lexie Kupers and Rick Lupu spoke against. The motion was defeated. **(M/S/F)**

- The issue was raised about the double-axel trucks (garbage collection) that contributed to the deteriorating road conditions in the HOA. All will check with Republic, as they had previously committed to not using double-axel vehicles.

SPECIAL COMMITTEE - ENFORCEMENT REPORT: Don Julien. For a variety of reasons, exacerbated by the legal issues and expenses incurred in the previous year regarding view obstructions and the many “parking” issue complaints, the Board spent a lot of time looking at the CC&Rs and the HOA Bylaws.

Don provided comprehensive summary of a webinar he participated in presented by the Green Valley Council. The webinar discussed non-compliance issues, CC&R’s (where there at two choices: enforce or amend), the Fair Housing Act at its influence over CC&R’s, the difficulties in amending the CC&R’s, Board limitations, reasonable accommodations for people in a protected class, e.g., disabled persons. A full copy of Don’s report is available upon request.

AUDIT COMMITTEE REPORT: Lexie Kupers. A Financial Review of the books and records of the HOA has been performed by an outside source. Our records satisfy all requirements and were approved.

VOLUNTEER LANDSCAPING COMMITTEE REPORT: Addy Murtaugh. Addy summarized the purpose and the accomplishments of the committee over the past year. Some of those accomplishments are the efforts at maintaining the entrance at Desert Jewel and Camino del Sol – and the improvements at the entrance to Emelita from Desert Jewel. Their efforts are on-going – and appreciate more volunteers and donations of plants and gravel.

BOARD ELECTIONS – the only two volunteers to serve on the board were John Plantz and Dave Fenner, who were unanimously elected. **M/S/P**

MEMBER PARTICIPATION TIME

- Carol Willie expressed her appreciation for the Board Members in recognition of the work they do.

ADJOURNMENT - by SIHHOA President Phil Pitts

Board Caucus followed the meeting to appoint Don Julien as HOA President, Phil Pitts as HOA Vice-President. Lexie Kupers will remain as Treasurer. After further discussion, it was agreed that John Plantz will take the office of Member-At-Large – and Dave Fenner will become Secretary. (Martha Gamez, past Secretary, and Lexie Kupers agreed to assist Dave in his new role.

Furthermore, the regular SIH HOA Board meeting days have been changed to the third Monday of each month (September through May) at 10:00 am at the Ramada.

Board Caucus meeting adjourned.

May Board meeting scheduled for Monday, May 17th at 10:00 am at the Ramada.