

**San Ignacio Heights, Inc.
Board of Directors Meeting
Wednesday, May 20, 2026**

Date: May 20, 2026

Location: SIH HOA Ramada (1620 Mariquita Street)

Time: 9:00 AM

Roll Call/Quorum Jerry Coffey, Dave Fenner, James Trobec - absent, Elizabeth Allard, Sylveen Robinson-Cook

Residents Attending: Vicki Coffey, Gary Parker, Peter Johnson, Don Caudill

Call to Order: Jerry Coffey, President

Review and adoption of the agenda M/S/P

Approval of the April 15, 2026 Board Minutes. M/S/P

Officers Reports:

President: Jerry Coffey:

Congratulations to Peter Johnson, John Plantz and Don Julien for their efforts to obtain the Wildfire Mitigation Grant in the amount of \$1400.00.

Neighbor vs Neighbor Conflict Resolution Procedures

Suggested procedure to handle complaints

1. All complaint calls **MUST** have a complaint form filled out.
2. In order for the committee to proceed, the complainant **Must** have discussed with the neighbor regarding the concern first before any attention to the complaint is given. Should the complainant refuse to make contact with the neighbor, then no further action will be taken by the committee.
3. All the complainant's names will be shared with the neighbor. Should the complainant refuse to have their name shared, then no further action will be taken by the committee.
4. The Committee will review all complaint forms submitted to determine if the complaint is for a serious CC&R infraction or just an ongoing battle between neighbors as we've seen many times. We cannot and will not be referees. The committee will determine the next steps to be taken if needed.

Discussion on handling complaints on a case by case basis when the board must intervene.

This will be the last board meeting until the fall.

There will be Republic Service pickup on Memorial Day.

Republic Services 5% increase will be taking effect as it has been one year since the new contract.

Resident communications:

An Update on the Mariquita Complaint. Don and Jerry have worked on this complaint and going forward will recommend that the resident get their lighting permit from Pima County. Resident has removed 10 lights in front but has more lights in back bumping the lumens above the dark sky limit of 2200.

A question on garage sales - does not seem to be a problem - no discussion

A Resident Contact and Absent Information Form on Anastacia

A Resident complaint From a resident on Anastacia regarding a home on Campina.

Jerry and Sylveen spoke with complainant and followed president's suggested guidelines

Chuck Willey did a wonderful job putting together a Review of Streets and Common Area for Drainage and Erosion. We will need to recognize some additional costs in future budgets related to these remedies for the future. Thanks Chuck

A big thanks to all who covered for me while we were on our Midwest trip to see family.

Vice President: Sylveen Robinson-Cook:

Legal forum on Open Meeting Requirements. Discussion of handling closed board meetings for complaints. At this point in time it was recommended that we alert homeowners of any complaint issues that the board will be handling, disclosing what and where, but not who, along with date and time of board meeting. A closed meeting of the board will be held prior to the open board meeting. This allows homeowners to have transparency on what the board is working on. Voting on the remedy of the complaint is in the open board meeting.

Treasurer: James Trobec:

Motion to accept Treasurer's Report: M/S/A

Secretary: Elizabeth Allard: No report

At Large: Dave Fenner: No report

Recorder: Don Julien (Out of town until May 22)

Committee Reports

Architectural: Elizabeth Allard

Home owner Brenda Bloomer constructed a portfolio of possible updated additional color choices for the neighborhood. Examples of 18 colors for the body of the house and 3 trim colors. Discussion of where the subdivision is heading regarding color choices, future updating, what residents may prefer

moving forward. It is suggested that block captains can be contacted and provided information to get residents input. In the meantime the board will handle color requests like it has been done in the past - one at a time. Status quo into the future.

Common Grounds/Landscaping: Peter Johnson

Peter has been handling the landscaping bids for the use of the wildfire grant funds. The bid that is the most complete is Francisco's Landscaping which is higher but also includes removal of 2 trees. Total is \$1600.

Motion to accept bid and move forward M/S/A

Discussion of adding a \$100 assessment for 5 years to cover costs of the erosion problems that have not been addressed over the years. Another idea to just raise the dues 20% so that more of the work could be done and it would not take a full 5 years to handle erosion and some beautification.

Resident Gary Parker suggested taking \$75K out of the road fund two years in a row to handle landscape remediation and/or charging real estate agents \$500 for selling a home in the subdivision.

Discussion that erosion problem is imminent and must be addressed.

Roads: Don Caudill: We are on schedule for July work and will be informed of street closures/ disruption as necessary.

Ramada/Social: No report

Compliance:

Parking Permits – Don Julien (1 Issued; 1 active)

Resident's Time:

New Business: Jerry recommended Gary Parker to chair a CC&R refinement committee. Discussion regarding the AZ supreme court ruling that changes would require 100% homeowner approval. A review can be made and suggestions, and maybe by that time the ruling has been challenged.

Old Business: Handled under President's and Landscape report

Adjournment: M/S/A. 11:05 a.m.

Events:

Next Regular Board Meeting: Wednesday September 16, 2026

Annual Calendar of Board Meetings

May 20, 2026 Regular Board Meeting
Sept 16, 2026 Regular Board Meeting
Oct 21, 2026 Regular Board Meeting
Nov 18, 2026 Regular Board Meeting
Dec 16, 2026 Regular Board Meeting