

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

Date: March 15, 2023
Location: SIH Ramada
Roll Call: Don Julien, Dave Fenner, Caroline Reilly, and Denny Skelton present.
Quorum established.
Guests: Chuck Willie, Al Loomis, Tom Donovan, Jeff Bruce, Dennis Lytle, Don Caudill, Al Loomis, and Harry Smith.

Call to Order Don Julien, President; 9:06 am

Review and adoption of the agenda: Motion was made to adopt the agenda. **(MSP)**

Approval of February 15, 2023 Board Meeting Minutes and the February 16, 2023 Reorganization Meeting Minutes: Motion was made to approve the February board meeting and Reorganization meeting minutes. **(MSP)**

Resident's Time:

Resident comments included: It was recommended that the Roads Committee/Board have conversations with PIMA County about the process of the county taking over our road maintenance. Consider a roads bond issue with the county and an approved infrastructure plan. This would require approval by the PIMA County Board of Supervisors and by SIH Homeowners.

Officer Reports:

President, Don Julien:

Julien reported that a resident advised him of a POD that will near their property for a short period of time. Another resident informed Julien of roofing materials that were placed in a common area by his contractor.

Julien reported that Sandy Ott has volunteered to serve as Captain of the Block Captains.

Julien highlighted his written report (attached to these minutes). In consultation with legal counsel, Julien provided an update on a special assessment for roads or dues increase for the same purpose. There are some restrictions under our CCRs for a special assessment.

The Transfer Fee was also discussed and legal counsel is reviewing our options for inclusion in our CCRs vs the Bylaws.

Julien reported on the possibility of PIMA county taking over our roads. This topic is also covered under the Roads Committee report and resident comments above.

Julien reported on the review of potential bylaw changes and the number of homeowner votes required to approve any amendments to the bylaws.

Julien reported that he is continuing to have discussions with legal counsel concerning changes to our governing documents.

Open board position

Julien has been in contact with a homeowner showing some interest in serving as Board Secretary. Julien highlighted duties and areas where the Treasurer will assist the Secretary.

Annual Calendar

Julien provide information on an annual board meeting calendar. See motion under new business.

GVC Board of Reps meeting

Julien reported that the GVC will be holding a meeting on Thursday, March 16th pertaining to PIMA county road maintenance plans and the bond process to repair roads. Information from this meeting may be helpful in our HOA pursuing PIMA maintaining our roads.

Vice-President, Dave Fenner: No report_

Secretary/Treasurer, Denny Skelton

Skelton presented information on the Fair housing annual notice requirement. It was decided that this notice will be sent out with the next annual dues notice.

Financial review – Skelton presented the financial statements for February noting that one member has not yet paid their dues. Motion was made to approve the Treasurers report. **(MSP)**

At Large, Caroline Reilly: No report

Committee Reports

Architectural: Chuck Willie:

Willie reported that one paint request was received and met the HOA requirements. Julien reported that he received a contact for a resident paint request that also met the requirements. Julien stated he also received a landscaping request that has been reviewed.

Common Grounds/Landscaping Committee: Don Julien, Caroline Reilly

Julien reported that he and Chuck Willie surveyed several common areas in our HOA based on resident's contacts pertaining to erosion issues and general maintenance of the common areas. The survey revealed some areas where concrete causeways are pulling away from walls and the condition of some railroad ties. Also discussed was "xeriscaping" landscape method.

Julien led a discussion on social trails, their use and impact on the HOA.

Reilly reported that an informational meeting of the Landscape Committee was held on March 14, 2023. Areas discussed included: The removal of stumps and roots, common areas that are being neglected, the desire to have monthly meetings with our landscape contractor, spraying and the use of pre-Emergent weed control, identifying common areas as sections (or zones) and being informed which section the contractor crew will be working in each week, erosion control methods, and removal of buffelgrass throughout the common areas.

Roads: Al Loomis:

Al highlighted a handout (attached to these minutes) of the Roads Survey Results which included a list of general themes, tabulation results, road maintenance options, estimated cost of options and the recommendations of the Roads Committee. The survey indicated that 56% of respondents said do something and 44% said do nothing.

There was a lengthy discussion on the report from the committee pertaining to the road repair options and funding options.

The discussions indicated that there is some crack sealing that needs to be done now to prevent further damage to the roadbed below the surface.

See “New Business” for motions on the Roads Committee Report.

Ramada: Don Julien

Julien reported that the first HOA Newsletter has been distributed and we have received positive feedback. It is intended that the newsletter will be published three times per year and may have a special (one or two point of interest) newsletter from time to time if necessary. Diane Plantz was recognized for her work on the newsletter. Residents are encouraged to submit ideas for the newsletter.

Julien reviewed the status of our committee needs. There are several open slots available. Residents are encouraged to contact a board member if interested in serving on a committee.

Old Business

Garbage pickup contracts:

Reilly reported on the research she did for trash and recycling services for our HOA. At the time of the meeting, we received one proposed contract from Titan. Republic has not yet submitted a proposed contract.

Reilly highlighted the Titan contract. The contract requires all homeowners to use Titan and the HOA is obligated to ensure that. It is unclear whether the HOA would have to pay for those who

refuse to sign with Titan. There were other issues stated in the contract that the board felt was not in the best interest of the HOA and its members. After reviewing the contract, it was the consensus of the board to reject the contract from Titan.

New Business:

Roads Committee Recommendations. Following the discussion of the Roads Committee Report, two motions were made:

Motion to authorize the Roads Committee to solicit bids and perform crack seal work (prior to the monsoon season) not to exceed \$60,000. **(MSP)**

Motion to put to the vote of the members to increase dues by \$1,330 for road funds with a sunset of five years. **(MSP)**

Annual Board Meeting Calendar

Motion was made to approve the Annual Board Meeting Calendar. **(MSP)**

Postponed:

Time did not permit the discussion of the following items:

1. Landscape common area criteria list.
2. Regulations for Residents' work in Common Areas and clarifying HOA responsibility to respond to clearing requests:
3. Liability Waiver for Homeowner/Volunteer work in Common Areas.

Tabled:

The following tabled items were not discussed at this meeting.

1. Volunteer Program & Recognition
2. Hospitality/Community Building Activities

Events:

March 18: Coffee hour 9-11 am at the Ramada, Hosted by Emelita residents.

Next Regular Board Meeting: April 19, 2023 at 9:00 am at the Ramada.

Adjournment: Motion to adjourn the meeting at 12:20 pm. **(MSP)**

Respectfully submitted,
Denny Skelton, Secretary

Email Addendum to the March 15, 2023 minutes:

Thu, Mar 16, 2023 2:40 pm

donjulien@aol.comHide

To treasurersihhoa@gmail.com treasurersihhoa@gmail.com

Cc caroline.reilly201@gmail.com caroline.reilly201@gmail.com, davefenner@comcast.net
davefenner@comcast.net

I've received confirmation that the motion is indeed what the Roads Committee recommended. The motion has been moved, seconded and passed unanimously.

Don Julien, President, SIHHOA

HOA San Ignacio Heights treasurersihhoa@gmail.comHide

To donjulien@aol.com

Cc aldenloomis@gmail.com aldenloomis@gmail.com, caroline.reilly201@gmail.com
caroline.reilly201@gmail.com, davefenner@comcast.net davefenner@comcast.net,
dennislytle@hotmail.com dennislytle@hotmail.com, gvgolf.81@gmail.com gvgolf.81@gmail.com

Aye

Caroline Reilly caroline.reilly201@gmail.comHide

To davefenner@comcast.net

Cc HOA San Ignacio Heights treasurersihhoa@gmail.com, donjulien@aol.com,
aldenloomis@gmail.com, dennislytle@hotmail.com, gvgolf.81@gmail.com

Aye

davefenner@comcast.netHide

To HOA San Ignacio Heights treasurersihhoa@gmail.com

Cc donjulien@aol.com, caroline.reilly201@gmail.com, aldenloomis@gmail.com,
dennislytle@hotmail.com, gvgolf.81@gmail.com

Aye

Caroline Reilly caroline.reilly201@gmail.comHide

To HOA San Ignacio Heights treasurersihhoa@gmail.com

Cc donjulien@aol.com, davefenner@comcast.net davefenner@comcast.net,
aldenloomis@gmail.com aldenloomis@gmail.com, dennislytle@hotmail.com dennislytle@hotmail.com,
gvgolf.81@gmail.com gvgolf.81@gmail.com

I 2nd this motion.

-Caroline Reilly

On Thu, Mar 16, 2023 at 11:34 AM HOA San Ignacio Heights <treasurersihhoa@gmail.com> wrote:

I move that the Board accept the recommendation presented by the Roads Committee to follow the recommendations of Frank Civil Consulting, which would mill & replace most roads, with some streets that have received more recent treatment receiving repairs only, for a projected cost of \$1,054,251.

On Thu, Mar 16, 2023 at 11:30 AM <donjulien@aol.com> wrote:

Gang,

We were getting tired by the end of yesterday's meeting, Although we passed a motion to seek member approval for funding roads, I forgot to ask for a motion to accept the Road Committee's recommendation.

With that in mind I am asking for a motion & 2nd for the following:

"The Board accepts the recommendation presented by the Roads Committee to follow the recommendations of Frank Civil Consulting, which would mill & replace most roads, with some streets that have received more recent treatment receiving repairs only, for a projected cost of \$1,054, 251.

The Board further will seek member approval for funding."