

MINUTES
San Ignacio Heights, Inc.
Board of Directors Meeting

Date: May 17, 2021
Location: SIH Ramada

Roll Call Don Julien, Phil Pitts, Lexie Kupers, Dave Fenner and Martha Gamez, , present. John Plantz excused. **Quorum established**

Call to Order: Don Julien, President

Agenda approval: MSP

Approval of April 21, 2021 Meeting Minutes: MSP

Resident's Time None present

Officer Reports

President, Don Julien: Don provided board members with a large packet of background information on discussion items further below.

Vice President, Phil Pitts: Suggested that each new owner receive a copy of the CC&R's and the HOA Rules & Regulations – as well as being directed to the SIHHOA website.

Treasurer, Lexie Kupers: Distributed the month-end report; all dues have been received; **M/S/P** the Treasurer's Report. Lexie explained Road Funds breakout – which will be merged in future reports. Motion to reimburse Lexie \$10.00 for filing fee.

M/S/P

Secretary, Dave Fenner: No report given

At Large, John Plantz: No report given

Recorder, Martha Gamez: No report given

Review of Committee Memberships:

Review of Committee Chairs and Members: Added Don Julien to the Architectural Committee – and removed Rick Beck and Phil Pitts; added Addy Murtaugh, Odette Bendickson and Norma Baker to the Residential Landscaping and Common Ground Maintenance Committee.

GV Council Representative: Previous representative Dale Miller. John Plantz was suggested as a replacement. Don Julien will confirm John's willingness to serve.

Governance Committee: Creation of the committee discussed at the Annual Meeting has been postponed until the fall. Don Julien is sending information to the five people that did sign up to serve on that committee. Ideally, he would like to see a larger committee formed.

Committee Reports

Governance, Don Julien:

Enforcement report update:

Changes in non-compliance: Many of the issues discussed at the Annual Meeting report have been resolved, except RV violations below.

RV Violations: There remain two RV issues on Emelita. The primary concern

is that the 5th Wheel blocks the sight line of stop sign. Don will continue to work with the violators over the summer.

Comparison of 1992 and 2007 CC&R's: Don explained that when the CC&Rs were revised in 2007 – they removed much of the language and many of the changes that we now believe should be added back. Further action delayed until the Governance Committee composition is complete in the fall.

Draft Enforcement Letters: **M/S/P** to accept the draft letters

Action Items:

Official approval of Board meeting date and time change: **M/S/P**

Parking accommodation request, 4221 South Emelita Drive: **M/S/P**. Lexie raised the issue of stickers for cars for caregivers, to include a date when convalescence ends.

Common Grounds/Landscaping, Phil Pitts:

Zone schedule: Carried forward to next meeting.

Weed Spraying Program, Dennis Skelton: After discussion, **M/S/P** to move forward with Dennis' proposal. He will seek volunteers, collect more information on the application of the product(s) and associated costs. He will report back to the Board by the September meeting. **M/S/P** to approve up to \$200 for expenditures for a summer start-up of the program.

Roads:

Review of road replacement costs: Issue carried forward to next meeting

Action on Speed limit signs for Mariquita, stop sign for Golf Club Drive and decision on traffic calming device: Carried forward to next meeting

Architectural:

Forms Revision: Improvement Request Form and Paint Request Form: **M/S/P**

No new Architectural Committee requests have been received.

Ramada:

Discussion on whether to reopen the Ramada, based on recent CDC guidelines and the consequences of doing so. Decided to start taking reservations in September.

M/S/P

Next Board Meeting: September 20, 2021

Adjournment: 11:50 am MSP