

**San Ignacio Heights, Inc.
Board of Directors Meeting
Wednesday, October 21, 2026**

Date: October 21, 2026

Location: SIH HOA Ramada (1620 Mariquita Street)

Time: 9:00 AM

Roll Call/Quorum: Jerry Coffey, Elizabeth Allard. Sylveen Robinson-Cook

Absent: Dave Fenner, James Trobec,

Residents Attending: Vicki Coffey, Ira Cochran, John Plantz, Diane Plantz, Vicky Bowman, Peter Johnson, Don Caudill, Terri Caudill

Call to Order: Jerry Coffey, President 9:00 am

Review and adoption of the agenda: M/S/P

Approval of the September 16, 2026 Board Minutes: M/S/P

Officers Reports:

President: Jerry Coffey:

- Resident correspondence and complaints: A Mariquita issue has been submitted to Pima County Code Enforcement. 3 vehicles in driveways on Amulet & Circulo de la Pinata have been moved.

- At the GVC Prez to Prez meeting, Jerry asked others attending to rate their landscaping firms. 4 contractors merited 9 & 10 ratings.

- Nominating committee progress: One member is considering. John & Diane Plantz offered to run; Jerry directed them to submit a bio.

Vice President: Sylveen Robinson-Cook:

- GV 101 Forum: This forum was for “new residents” who’ve moved here within 10 years (the last time the forum was offered. This was a lengthy report of the info & tips provided by the many representatives of public services and agencies serving the area, as well as “how Green Valley works” and its history.

Treasurer: James Trobec:

- The available report was the September P&L and preliminary budget. In September, \$280,000 of Sunland work was paid, with the final payment in October. The total for the Roads project is \$427,531.02

- A question was asked about past due accounts. One member is past due on the roads special assessment and 2026 dues, and is being billed monthly, with interest. A second member had paid the 2026 dues, but was \$15 short. He assures the Treasurer he’ll send it, but has not yet followed through.

Motion to accept Treasurer’s Report: M/S/P

Secretary: Elizabeth Allard: No Report

Recorder: Don Julien

-HB1479 & other Property Fraud Alerts (See attached report)

Committee Reports

Architectural: Elizabeth Allard: No Report

Common Grounds/Landscaping: Peter Johnson

-Meeting with Jerry C and Gabe of Felix Landscaping: The meeting focused on some dissatisfaction with communication and areas that have not been regularly covered. Gabe agreed to meet monthly, and to release his phone number to concerned homeowners. He also stated there would be no increase in contract fee in a new contract.

- Status of the Wildfire Mitigation grant: Half the work is done. Peter is working with a contractor to get the rest of the work completed.

-Peter would like start drainway repairs. He has access to tools, but some supplies such as concrete mix will be necessary.

Roads: Don Caudill

- Roadwork project updates: See attached report. There are issues with some water access covers that will need to be addressed at some point.

-A Roads Maintenance Plan is still in process.

Ramada/Social: Diane Plantz

-The committee would still like to improve a patio on the east side of the Ramada, but the project may be expensive. So the project is still in the "imagination stage."

-The Holiday Party Potluck will be Wednesday, December 9 at Desert Hills GVR from 5:00 to 7:00 pm.

Compliance:

-Sylveen reported re: unkempt yards. Most issues have been rectified. The property that was foreclosed & picked up by a holding company has not responded to a letter, but neighbors dealt with some of the disorder.

Resident's Time:

-Ira Cochran asked if the \$500 special assessment for the roads would be a continuing fee. He was assured that the assessment was a one-time charge.

-John Plantz expressed a concern that the current roadwork would not last 6-10 years, but more like 3-5 years.

-Diane Plantz suggested that dues be raised to a level so that the full cost of replacing the roads would be at hand in 10 years.

New Business:

2027 Budget

For the last Board meeting, James had prepared a preliminary budget. In addition, he sent out to Board members an estimate of expected expenditures for the rest of the year and an estimate of year-end cash-in hand, of \$26,568.

Although Dave Fenner was not present, he sent an email to the president with some comments on the 2027 budget:

“I don't feel comfortable raising dues or taking away services when we'll have over \$26K in the bank unspent from 2026.

I think we should apply it to next year, like we did last year. That would fully fund the proposed budget and leave us about \$11.5K. I'm thinking we could allocate a good chunk of that to a "Roads Maintenance Reserve". I'm assuming we won't have many maintenance needs in 2027 but think we should start saving so we can do maintenance when needed to protect our investment in our roads. Maybe some toward landscape projects?”

Don Julien reported on an analysis of the year-end cash-in-hand, identifying that most of it was Roads Reserve funds that had not been expended for the roads project (\$19,274). If these funds are retained as Roads Reserve, the operating budget carryover into 2027 would be closer to \$7,300.

Jerry conducted a line by line review of the preliminary budget. Changes:

The tree-trimming budget for the palm trees in the common areas raised a question as to whether the trees should be trimmed annually or removed. Peter will research the costs of both options.

The legal/professional fees were increased from \$250 to \$500.

The contingency fund was funded at \$2,500.

It is expected that, at the November meeting, the 2027 budget will have another review and the dues for 2027 set.

Old Business:

Adjournment: 11:15 am

Events:

Holiday Party: Wednesday, December 9, 5:00 to 7:00 pm

Next Regular Board Meeting: Wednesday November 18, 2026

Annual Calendar of Board Meetings

Nov 18, 2026 Regular Board Meeting

Dec 16, 2026 Regular Board Meeting

Jan 20, 2027 Regular Board Meeting

Attached:

September P&L

Property Fraud Alerts

Roadwork Report

House Bill 1479 (2026) and Early Fraud Alerts

Don Julien 10/2026

House Bill 1479 was introduced in the 2026 legislature, passed & been signed into law. The bill is a response to the frauds that record a change in ownership so a fraudster can sell your property out from under you. The fraudsters usually target homes that are fully owned, so no mortgage liens get involved.

The bill requires county assessors to put in place by Jan 1, 2027 an early alert system any time a change in ownership or mailing address is filed with the assessor's office.

Pima County Recorder already has a similar alert system in place that sends an alert when a document is recorded with your name on it (such as, a quitclaim deed).

The Arizona Department of Real Estate also has an alert system: "The Early Real Estate Sales Alert System notifies you when an escrow officer enters pending real estate sales information into the alert system and enables you to notify the Department should you believe the sale to be fraudulent."

The three alert systems target different stages in property changes, addressing the various ways a fraudster might try to change ownership details.

The alert systems are voluntary, so you have to sign up for them.

The Pima County Recorder system is available at <https://www.recorder.pima.gov/FraudNotify>

The Arizona Department of Real estate Alert system is available at <https://earlyalert.azre.gov/>

The Pima County Assessor's system is forthcoming.

ROADS COMMITTEE REPORT

10/21/26

1. OUR 2026 ROADS PROJECT IS COMPLETED

2. Scope of the Project:

- A. 381,000 SQ. FT. OF ROAD SURFACE
- B. 10,000 SQ. FT. OF FAILED ASPHALT WAS REMOVED AND REPLACED WITH NEW ASPHALT.
- C. CRACK SEAL OF ALL HOA ROADS ACCOMPLISHED.
- D. CHIP POLYMER BINDER APPLIED (22,000 GALLONS)
- E. PRE COATED CHIP STONES APPLIED (1,200,000 POUNDS)
- F. ALL SURFACES ROLLED WITH A PNEUMATIC ROLLERS AND SKEEP AFTERWARDS.
- G. APPLIED QUICK SEAL FOG SEAL TO ALL HOA ROADS (5000 GAL)
- H. RESTRIPE ALL HOA ROADS AND PARKING AREAS.

3. SCHEDULE OF THE PROJECT

- A. INITIAL PLANNING, HOA MEMBER VOTING, CONTRACT APPROVAL (PRE 2022 THRU NOV. 2025).
- B. CONTRACT SCHEDULING, COORDINATION AND EXECUTION (NOV. 2025 THRU OCT. 2026).
- C. FAILED AREAS REPAIRED AND CRACK SEAL (MAY 2026)
- D. POLY CHIP APPLICATION (JULY 2026).
- E. FOG SEAL APPLICATION (OCT 2026).

4. THANKS TO:

- A. OUR HOA BOARD AND RESIDENTS FOR THEIR SUPPORT, COOPERATION, AND UNDERSTANDING DURING THIS PROJECT.
- B. OUR COMMUNITY: GREEN VALLEY WATER AND THE SANTIAGO GOLF COURSE FOR THEIR SUPPORT.
- C. OUR CONTRACTOR, SUNLAND ASPHALT, AND PERSONNEL A. CASTILLO, L. LAGUNA, R. VALENZUELA, AND A. ESTRADA.
- D. THE HOA ROADS COMMITTEE FOR EXECUTION OF THE CONTRACT. D. CAUDILL, D. LYTLE, AND G. PARKER

San Ignacio Heights HOA

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	Budget
INCOME														
HOA Dues	\$ 124,110.00	\$ 2,445.00	\$ 1,630.00	\$ 5,720.00									\$ 128,755.00	\$ 129,585.00
Other Income-HOA Social Function	\$ 1,500.00	\$ 500.00		\$ 6,330.00				\$ 500.00					\$ 8,830.00	\$ -
Deduction Fee	\$ 185.00			\$ 220.00	\$ 220.00	\$ 220.00	\$ 440.00		\$ 220.00				\$ 1,505.00	\$ 2,200.00
Transfer of Cash - In			\$ 105,563.12					\$ 321,877.90					\$ 427,441.02	
Earned Income/Interest	\$ 0.65	\$ 0.95	\$ 2,350.59	\$ 0.16	\$ 0.16	\$ 0.17	\$ 0.17	\$ 1.48					\$ 2,354.33	\$ 5,000.00
Total Income	\$ 125,795.65	\$ 2,945.95	\$ 109,543.71	\$ 7,120.16	\$ 220.16	\$ 220.17	\$ 440.17	\$ 322,379.38	\$ 220.00	\$ -	\$ -	\$ -	\$ 568,885.35	\$ 136,785.00
EXPENSES														
Input Quickbooks	\$ 40.32	\$ 40.32	\$ 40.32	\$ 40.32	\$ 40.32	\$ 40.32	\$ 40.32	\$ 40.32	\$ 40.32				\$ 362.88	\$ 505.00
Office Expenses					\$ 41.00								\$ 41.00	\$ -
Supplies													\$ -	\$ 500.00
Postage		\$ 124.80		\$ 156.00									\$ 280.80	\$ 250.00
USPS Box Rent		\$ 398.00											\$ 398.00	\$ 370.00
Bank Charges													\$ -	\$ -
Catering & HOA Party Supplies													\$ -	\$ -
Dues (OVC)	\$ 2,226.00												\$ 2,226.00	\$ 2,226.00
Insurance - Liability		\$ 1,973.00											\$ 1,973.00	\$ 2,127.50
Landscaping & Grounds	\$ 2,400.00		\$ 4,800.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00	\$ 3,880.00				\$ 30,480.00	\$ 40,640.00
Other landscaping projects	\$ 4,200.00		\$ 2,354.11				\$ 280.00						\$ 6,554.11	\$ 5,000.00
Tree Removal - Trim													\$ 280.00	\$ 5,000.00
Legal & Professional Fees			\$ 10.00										\$ -	\$ 500.00
AZ Corp Commission Fee				\$ 13,265.00									\$ 10.00	\$ 10.00
Homeowner Pest Control													\$ 13,265.00	\$ -
Ramada Maint.		\$ 105.00			\$ 105.00		\$ 55.16		\$ 235.00				\$ 500.16	\$ 655.00
Complex Repairs													\$ -	\$ 500.00
Road Maintenance	\$ 194.20		\$ 105,653.12					\$ 76.37	\$ 280,313.51				\$ 386,237.20	\$ -
Storage Locker Rental	\$ 480.00												\$ 480.00	\$ 550.00
Property Taxes													\$ -	\$ 170.00
GV Water	\$ 53.70	\$ 54.21	\$ 54.21	\$ 51.25	\$ 51.25	\$ 51.01	\$ 51.25	\$ 52.65	\$ 54.27				\$ 473.80	\$ 650.00
Tucson Electric	\$ 80.06	\$ 87.81	\$ 89.28	\$ 89.38	\$ 89.28	\$ 107.00	\$ 137.36	\$ 138.08	\$ 136.42				\$ 954.67	\$ 1,400.00
Contingency Fund													\$ -	\$ 3,731.50
Transfer of cash - out			\$ 90,000.00										\$ 90,000.00	
Road Reserve	\$ 0.65		\$ 2,351.63	\$ 0.16	\$ 0.16	\$ 0.17	\$ 0.17	\$ 1.48					\$ 2,354.42	\$ 72,000.00
Total Expenses	\$ 9,674.93	\$ 2,783.14	\$ 205,352.67	\$ 17,482.11	\$ 4,207.01	\$ 4,078.50	\$ 4,444.26	\$ 4,188.90	\$ 284,659.52	\$ -	\$ -	\$ -	\$ 536,871.04	\$ 136,785.00
Unaccounted Cash				\$ 13,193.91	\$ 1,400.00								\$ 13,193.91	\$ -
Late Fees			\$ 12.23											\$ 12.23
Net income (loss)	\$ 116,120.72	\$ 162.81	\$ (95,796.73)	\$ 2,831.96	\$ (3,986.85)	\$ (3,858.33)	\$ (4,004.09)	\$ 318,190.48	\$ (284,439.52)	\$ -	\$ -	\$ -	\$ 45,220.45	\$ -