

**MINUTES**  
**San Ignacio Heights, Inc.**  
**Board of Directors Meeting**

**Date:** October 18, 2021  
**Location:** SIH Ramada

**Roll Call** Don Julien, Phil Pitts, Lexie Kupers, Dave Fenner, and John Plantz, present. **Quorum established**  
**Guests:** Jeff Bruce, Jeanie McCauley, Al Malecha

**Call to Order:** Don Julien, President

**Agenda approval:** **MSP**

**Approval of September 20, 2021 Meeting Minutes, as amended: MSP**

**Resident's Time**

Jeff Bruce stated that Felix Landscaping did some clearing around the end of Mariquita, but not in Jeff's area of concern. He made an appointment with Gabe to review those concerns, but Gabe did not show.

**Officer Reports**

President, Don Julien: No report on correspondence. He acknowledged he had not contacted the homeowners whose parking issues were in violation. He expects to review those issue and follow through.

Vice President, Phil Pitts: No formal report, as his issues will be addressed further down the agenda.

Treasurer, Lexie Kupers: Distributed the month-end report. Reviewed the Treasurer's Report, **M/S/P**

Regarding the landscaping contract and extra hours, Gabe gets an auto-payment. However, Lexie would prefer an invoice that states what areas have been addressed. Phil replied that he had asked Gabe for that and Gabe was amenable. Lexie will email Gabe.

Don asked for some specifics about what was covered in the Bill's Home Service contract. Lexie replied: one visit and one treatment per year. He asked how many homes were treated in the past year, but Lexie didn't know. Don noted we should remind homeowners of the service & we should get some statistics from Bill's.

Lexie noted she had done some preliminary calculations regarding a roads assessment and feels this needs to be addressed in framing the 2022 budget.

Finally, Lexie requested more input from the Board regarding the 2022 budget. Since Roads and Landscaping have major impacts on the budget, the November meeting will focus on the three issues of Roads, Landscaping and Budget.

Secretary, Dave Fenner: No report given

At Large, John Plantz: John re-emphasized that we need to develop long range plans in a number of areas, but that should be preceded by a Mission Statement of what

we want the HOA to be. That would then drive discussions of how to get there. This may require special Board meetings to discuss specific topics.

Don replied that he agreed, but we have some immediate pressing needs that need to be addressed on an emergency basis, but we do so in a manner flexible enough to adjust to Mission directives.

### **Review of Resident's Time issues from prior meeting**

**Stop sign at Desert Jewel & Circulo de la Pinata:** Replace stop sign at Clubhouse Drive & Desert Jewel **MSP**; Replace stop sign at Desert Jewel & Circulo de la Pinata **MSF**; install 20-mph speed limit sign on each side of Mariquita between Acal and Westcotta **MSP**; Authorize Al Loomis to purchase 2 stop signs & 2 20-mph signs & hardware **MSP**.

**Parking issues:** noted but Postponed

**Private trimming of vegetation in common areas:** Referred to Landscaping Committee to develop guidelines for limited weed control with a streamlined process for Landscape Committee approval.

**Guidelines for firewise weed control:** Referred to Landscaping Committee.

### **Review of Committee Memberships:**

- Review of Committee Chairs and Members: Deferred to November Meeting

### **Committee Reports**

#### Common Grounds/Landscaping - Phil Pitts:

- Weed management post-monsoon: Felix Landscaping has added an extra day on Saturdays. They've done Campina and Westcotta.  
Don noted that upon a brief drive through of the HOA the landscaping committee had been addressing the highly visible areas, but there still remain big issues with weeds growing up to homeowner walls, posing potential fire danger. Phil will review priorities with Gabe.
- Weed spraying program – Dennis Skelton: Dennis was not able to attend the meeting, but he submitted details on the product to be used and costs. John noted that the proposed product was a simple solution easily mixed using common household materials. He also had a tank sprayer for his ATV, which could apply the product on sidewalk & curb weeds throughout the HoA within a couple of hours. Dennis will be referred to John.
- Debris piles below 4060 S Amulet Pl: This apparently has been an issue for some time, regarding a homeowner who cleared brush, etc., from Common Area as well as golf course property, and left large piles of debris. This has resulted in a three-way conflict between the homeowner, the golf course & the HOA. The golf course has stated in the past that it would cost about \$400 to remove the debris. Lexie will talk to golf course personnel about removal. The Board authorizes reimburse the golf course \$400 for the debris removal and will pursue reimbursement from the homeowner. **MSP**

This led to a discussion that the CC&R's or Handbook of R&R do not include enforcement or sanctions for unauthorized cutting on Common Areas: Postponed to a discussion of the Rules & Regulations.

Roads:

John reported on updated figures for road repair and replacement. Three streets are in immediate need of repair: Constancia, Emelita & (I missed the third) at a cost of \$173,000. The roads in the entire HOA are coming up on 30 years and will need full replacement in approximately 2023, at a cost of \$750,000 to \$1.5 million, depending on materials & inflation. Currently, the Roads fund has about \$200,000. The Board needs to address how to fund the difference. This will be a major discussion point for the November meeting.

Lexie noted that if a homeowner is planning to sell their home, they are required by law to disclose to the buyer that the HOA is planning to replace the roads in the near future and a special assessment is likely.

Architectural: No formal report

Ramada:

Phil reported for the Ramada Committee. They have begun to accept reservations. At this point several of the groups that have paid for use have moved on. The Committee is developing guidelines as to number of people allowed & mask use.

Website:

Don reported that GoDaddy is still holding the domain name hostage. However, sanignacioheights.com is available, so Don will pursue registering that domain for website that can be used temporarily to post documents & contact info. Cost would be approx \$144 for a year. **MSP**

**Next Board Meeting:** Wednesday, November 17, 2021; 9 am – 12 noon  
Focus: Roads, Landscaping & 2022 Budget

**Adjournment: 12:36 pm MSP**