

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

Date: September 20, 2021
Location: SIH Ramada

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

Call to Order: Don Julien, President

Agenda approval: **MSP**

Approval of May 17, 2021 Meeting Minutes: MSP

Resident's Time

Dan Wilking raised four issues:

1. Does not feel the stop sign at Desert Jewel and Circulo de la Piñata needs to be replaced.
2. Requested an update on the Terminix issue (carried over from last year). It was explained that Terminix did not show up for the requested meeting last December.
3. Questions on "illegal parking". Mentioned the Lincoln on Acala; covered car in the driveway on Acala. (See Board Member discussion further below.)
4. Asked for clarification on permission requirements to trim vegetation in Common Areas. The Board acknowledged the value of volunteer activity, but noted that trimming in Common Areas needs to be reviewed and approved by the Landscaping Committee.

Jeff Bruce raised several issues related to Landscaping:

1. Commented on the increased weeds caused by recent monsoon rains – and wanted to know how/when it would be addressed. (See Board Member discussion further below.)
2. Due to potential fire hazard, he suggested a defined distance be specified in the CC&Rs about vegetative growth near homes. The Board acknowledged the value of such a statement, but felt the Handbook of Rules & Regulations would be the appropriate place. Further discussion was postponed.

Jim Trimble raised issues about multiple cars on Campina Court and questions about missing stop signs. (See Board Member discussion further below.)

Don Fern: Had nothing to say – was simply observing and listening.

Tom Kane: See his comments below under Don Julien's Governance Report.

Officer Reports

President, Don Julien: Went over all correspondence he had received since the May 17 meeting. Specifically, Sandy Ott's resignation; resident with a skunk in the BBQ; erosion issues at the end of Mariquita; Denny Skelton's volunteer weed project; letter(s) indicating no need to replace the stop sign at Desert Jewel and Circulo de la Piñata; parking issue at the west end of Acala (car now parked alongside the house and garbage cans visible from the street).

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; all dues have been received. Reviewed the Treasurer's Report, **M/S/P** Discussion on the Green Valley Heating and Cooling maintenance contract and bill, **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: Deferred to October Meeting
- GV Council Representative: Don Julien will serve as our liaison to the GV Council, as John Plantz will serve on the Roads Committee. (See May 17, 2021 Minutes).
- The determination of a replacement for the Social Committee Chair position will be deferred to the October Meeting.

Committee Reports

Governance, Don Julien:

Enforcement update:

- RV violations: The 5th wheel and trailer are gone (at Emelita & Mariquita). Tom Kane spoke of reoccurrences of the RV over the years.
- Parking violations:
 - Acala/West end: Resident is parking next to the house and the garbage cans are visible from the street. New owner who is perhaps not aware of CC&R's governing these matters. Don to speak to homeowner.
 - Acala/at Mariquita: Readdressed Dan Wilking's issue about the covered car in the driveway. Don to review CC&R's and report back.
 - 1593 Mariquita: Continued issue with Ralph Hartsock's extra vehicle. Don to send a letter to Ralph about this ongoing issue.
 - 4161 Campina: Multiple cars (White Pickup and Utility Trailer, which belong to the son; a white sedan, red sportscar. Don to follow up with the son.

Common Grounds/Landscaping, Phil Pitts:

- Weed management post-monsoon: Gabe moved six saguaro cacti but is overwhelmed with the amount of work. He (Gabe) is well aware of the weed management issue. Phil will check with Felix Landscaping about adding an additional day for four weeks. If Felix doesn't have the manpower/time, Phil will check other landscaping service options.
- Common area tree trimming – John:
- Private Landscaping maintenance (weeds, tree-trimming) - John If we care about the future look and feel of our HOA, we should develop a long-range landscaping plan. Postponed to a future meeting.
- Weed spraying program – Dennis Skelton: Postponed until next meeting.

Roads:

- Stop and street sign replacements:
 - Mariquita and Westcotta: Stop sign has been located and will be reinstalled.
 - Decision on replacing the stop sign at Desert Jewel and Circulo de la Piñata has been postponed. Discussion about larger input and perhaps a vote by the membership?
 - Discussion about the "missing" stop sign at Desert Jewel and Mariquita (referred to as Club House Dive). Postponed.

- Pothole repair request (see letter from Geoghegan): Postponed
- Washout at the end of Mariquita Street: Postpone
- A letter from Al Loomis, regarding the "state of affairs" with the roads in the HOA was read into the record. He feels that Westcotta, Constancia and Emelita roads should be replaced this year.
- John Plantz has been added to the Roads Committee, replacing Don Julien.

Architectural: No formal report, beyond:

- Notification that two paint requests were submitted and approved.
- A resident requested permission to add pavers to the side of his home.
- Steve Pallister submitted a request to screen off his utilities and meters; **MSP**

Ramada:

- Criteria for re-opening, based on new Pima County guidelines. After some discussion, it was decided that we would wait to see what the new Pima County guidelines for in-person meetings is released, which should be within the next few weeks.
- Ramada repairs: The air conditioner needs to be repaired. Permission to go ahead with the repair given.
- Explore dates: Karen will work with Don once guidelines have been released. We will look at who wants to pay rent for the Ramada space (those folks have priority), look at changing the date of our monthly meetings.

Next Board Meeting: October 18, 2021

Adjournment: 11:30 am MSP