

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

Date: May 21, 2025

Location: SIH HOA Ramada (1620 West Mariquita Street)

Call to order: 9:00 am

Roll Call: Don Julien, Dave Fenner, James Trobec, (by phone), Jerry Coffey and Elizabeth Allard. Quorum established.

Residents attending: John Mear

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

Approval of April 16, 2025 Minutes: M/S/P

Resident Time: No comments

Officer Reports:

President, Don Julien:

- So far, 105 of 159 resident homes have returned their Roads Special Assessment ballot. The ballots have not been tallied but will be on June 2 at the Ramada by Jerry Coffey and John Mear. Time to be determined.
- Don has updated some of the documents on the website. Specifically updated was information on our Dark Skies, Fire District Wildfires information, the anticipated cost of the Road repairs and map, Desert Critters, and an update to the Officer List.

Vice President, Dave Fenner: No report

Treasurer Report, James Trobec:

- The April financial reports had been previously distributed. There were no questions and the statements were approved. **M/S/P**
- There are three residents whose dues have not been paid in full, one of whom has made arrangements for payment.
- The two HOA CDs are set to expire in late July. James was directed to close out the \$50K CD and transfer the money into the regular bank account. He will take out \$50K from the larger CD and move that money into the regular bank account also. The \$100K will be reallocated into the Roads budget for the upcoming repairs. The remaining \$185K will be rolled over into a new CD.

Secretary Report, Jerry Coffey: No report

Member-at-Large, Elizabeth Allard: No report

Committee Reports:

Architectural Committee: No requests this month.

Landscaping/Common Grounds, report given by Don Julien:

- There were several tree requests this month.
- Don is looking into having the palm trees in the Ramada area common ground trimmed.

Roads Committee: No report

Ramada Committee: No report

Compliance Committee, Elizabeth Allard:

- The No Parking Signs for the guest parking areas have not been installed yet. Elizabeth is proposing an email be sent to the homeowners, informing them about the signs being installed and asking that they notify her or another board member when they have out-of-town guests. At the same time, she will notify homeowners that we will start enforcing the limitations on parking in their driveways, per the CC&Rs and HOA Rules.
- The ongoing issues with 4217 Emelita and 4262 Campina continue. The new issues involve a grapefruit tree that is dying, dropping fruit, and attracting rodents.

Old Business:

Garbage Contract, Jerry Coffey:

The minor issues/questions from last month's meeting have been answered or resolved. Jerry has drafted a letter to go out to homeowners summarizing the new contract and new pricing. The contract was approved. **M/S/P**

Guest Parking Towing Signs: Addressed under Compliance Report above.

Policy on Homeowner Plantings: Reviewed and approved. **M/S/P**

Policy Regarding Signs on Lots: Reviewed and approved. **M/S/P**

Review of Handbook of Rules and Regulations:

The Handbook will be updated based on the two policies approved above, updating the disclosure fee from \$155 to \$185 per home sale, and a clarifying statement on Special Assessments.

Board and Committee Task Review:

Tabled until the September meeting. Martha will send out her drafts of the Officer positions and the Committee roles and Responsibilities. Board

Members are requested to review and comment on the documents over the summer, so that a final discussion can take place at the September meeting.

New Business: No New Business

Meeting adjourned at 10:17 am