

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

**Date:** March 17, 2021

**Location:** SIH Ramada

**Roll Call** Phil Pitts, Don Julien, Lexie Kupers, Dale Miller and Dennis Waugaman, present.

**Quorum:** **Quorum established**

**Call to Order:** Phil Pitts, President at 8:34 am

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

**Approval of February 17 Meeting Minutes:**

The date on the minutes was corrected to February 17. It was incorrectly recorded as February 18, 2021.

**Resident's Time**

No resident other than the board members were present. However, the following items were communicated to the board in hopes they would be addressed at the meeting.

1. Jeffrey Bruce reminded the board that the wall at the end Mariquita St was still in need of repair. Phil Pitts volunteered to check on the status of the repair.

2. Jane and Chuck Patterson voiced concerns as follows:

- a. Residents are consistently parking cars in driveways. A related issue is parking in "visitor" parking areas.

Dennis Waugaman had printed copies of pages of the "Resident Handbook" and the "CCR's" that specify the rules. The Handbook and the CCR's state "*All owners' vehicles, except trailers and/or motor homes, shall be parked in garages or, if necessary, in driveways, provided there is no sidewalk encroachment.*" In addition, the "CCR's" states "*Habitual frequent or repetitious parking is not permitted in driveways, on the street, in drainage ways or in guests' off street parking spaces.*"

The board agreed we need to amend the documents to clarify our rules and that we need a recommendation for dealing with violation. (Note: there is a provision for it on page 3 in the "Handbook.")

Don suggested we install signs indicating "guests only" in those areas.

- b. Speeding: Don will research the purchase of a road speed sign. It would be solar powered and indicate to drivers their speed as they drive by it. He said someone quoted \$5,000 for the purchase. It would be portable so could be located and relocated as needed.

- c. Trash: If residents are concerned about trash containers on the curb on days there is no service, they may not be aware there are two separate companies that service our community. One service is Monday; the other is Thursday.

## Officer Reports

### President, Phil Pitts:

1. Will check on repainting the weather-worn/damaged entrance sign to the HOA streets.
2. There has been a question about reasonable access to properties. We should search the "Handbook" for guidelines on trespassing, when necessary on a neighbor's property.
3. TEP has stated that our HOA is not allowed to sell power, that we produce with a solar array, back to them.

### Treasurer, Lexie Kupers:

1. The projected 2021 Budget was distributed in spreadsheet form to the Board. The projected total expenses are \$68,642.89. The road reserve fund is \$6,882.11. From January 1 to March 6, the total income was \$72,640. Total expenses were \$11,838.61. Funds available for operation are \$53,926.29. The total assets are \$236,228.55.
2. Pest control cost has increased from \$69/house to \$72/house.
3. Ramada AC installation was \$315.
4. State Farm Insurance premiums and Post Office box rental have increased slightly.

**Committee Reports**      None

## Discussion Items

- **Wall Repair on Mariquita:** This matter was addressed during the February meeting. Martha Gamez committed to having Felix Landscaping prepare and present a quote for repair to Phil Pitts. Phil committed to getting a quote from Andrew at Red Desert. Apparently, this is pending.
- **Architectural Requests:** No requests have been submitted since the last meeting. There was a discussion that concluded the main body of a house may be painted with the approved trim colors as well as the approved body colors.
- **Regular dissemination of roster:** During the February meeting, it was agreed that the HOA Resident Roster should be disseminated every six months. During this March meeting we decided to maintain two lists. The first list would include all residents and all their contact information; a separate column would note if it is used as a rental. The second list would be an abbreviated list that would exclude residents who wish to be excluded; it would be emailed to all residents.

- **Annual meeting:** Dale indicated Canoa Hills Recreation center did not have space adequate for our next meeting. However, Desert Hills Recreation Center has a room adequate for 45 persons. He will attempt to reserve it for our Annual Meeting approximately April 21.
- **New Board Members:** we need nominations for two new Board Members. This will be announced at the Annual Meeting and new members will be chosen at the first Board meeting following the Annual Meeting. Dale Miller's term as Member at Large is ending and Dennis Waugaman is serving as interim Secretary until a new Secretary is appointed.
- **Fee Increase:** Lexie suggested we need an increase to fund future road repairs and ground maintenance. Her preference is to fund it with an additional assessment of \$100 per year due mid-year. This would have to be approved by a residents' vote.
- **Rentals:** Lexie will draft a motion for a membership vote establishing minimum time duration that a residence may be rented. A 30-day minimum was suggested.
- **Grounds and Landscaping:** Martha and Hector Gamez are co-chairing this committee.

**Next Board Meeting** will be the Annual Meeting in April.

**The meeting adjourned at approximately 10:00 am MSP**