

**BOARD MEETING MINUTES**  
**San Ignacio Heights, Inc.**

**Date:** May 17, 2023  
**Location:** SIHHOA Ramada  
**Roll Call:** Don Julien (by phone), Dennis Skelton, and Caroline Reilly, present. **Quorum established**  
**Residents in attendance:** Don Fern, Don Caudill, Torey McCully  
**Call to Order:** Don Julien, 9:00 am

**Review/Adoption of the Agenda:** Motion was made to adopt the May 17, 2023 agenda. **M/S/P**

**Approval of April 19, 2023 Minutes:** Motion was made to approve the April 19 (regular Board Meeting) and May 4 (special) meeting minutes. **M/S/P**

**Resident's Time:**

**Don Caudill:** Don brought the issue of rattlesnakes and pack rats to the Board's attention. He has spotted three rattlesnakes just this month – and is requesting that the Board/Landscaping Committee address this issue. In the discussion that followed it was brought up that the failure to trim foliage from the ground level up a few feet creates a haven for pack rats and rattlesnake nests. The Landscaping Committee is addressing this problem. More to follow.  
**Don Fern:** Ongoing plant issue on Lot 47 and umbrella obstruction by neighbors. Landscaping Request submitted to Caroline Reilly.

**Officer Reports:**

**President, Don Julien:** Don reported that he has made further updates to the website, specifically the addition of the annual calendar of SIHHOA meetings. Denny requested an update on discussions with the attorney, regarding bylaws revisions. The attorney was to have prepared something for this month's meeting but did not.

**Vice President, Dave Fenner:** No report

**Secretary/Treasurer, Dennis Skelton:**

- A \$140K six-month CD was placed with Chase on April 24, 2023 with a maturity date of October 24, 2023 at an interest rate of 3.5%. All Homeowner's dues have been received.
- The April Financial Statements were reviewed and approved. Just normal anticipated activity. **M/S/P**
- Denny requested approval to send out "unapproved" Financial Statements for June, July, and August to residents. The Board doesn't normally meet over the summer months, and we had agreed at last

month's meeting to provide the monthly financial statements to homeowners. **M/S/P**

**At Large, Caroline Reilly:** No report

**Committee Reports:** Don Julien reported that John Plantz requested he be appointed Chair of the Common Grounds/Landscape Committee – and be reinstated as a Member at Large for the remainder of his original term. **M/S/P.** Two other homeowners have also expressed interest in being on the Landscaping Committee.

**Architectural Committee, Chuck Willie:** Only three (3) Architectural Request forms were received (and approved) this month. None of the requests required Board approval.

**Common Grounds/Landscaping Committee, Caroline Reilly:**

- Caroline reported on her very productive meeting with Gabe Felix. They have both agreed to reinstate the “Zone” program. (In the past, the HOA was divided into zones, and a calendar was created for when work was scheduled to be done, by zone. Caroline is in favor of this practice, as it allows her to inform residents on when work is scheduled in their area. Gabe prefers the zoning method, as it gives him a better idea of what is scheduled and when. Everyone understands that the schedule must be adjusted, based on emergency issues.)
- Caroline and Gabe drove the HOA, and Caroline was able to point out specific areas of concern. At that point, they also discussed the issue of pack rats and the various options available for dealing with them, (trapping, poison, etc.).
- Don suggested that an email go out to all residents reminding them of the Common Grounds Volunteer Corp, what they do, normal schedule, when they are next scheduled and how to volunteer.

**Roads Committee, Al Loomis:** No formal report, though Don Caudill did mention that the Committee is continuing to explore “next steps” after the vote determination indicated residents did not wish to proceed with the options provided.

**Old Business:** None

**New Business:** None

**Next Board Meeting:** September 20, 2023 (unless issues arise before then that will necessitate a special meeting be called).

**Adjournment:** Meeting adjourned at 9:42 am