

**San Ignacio Heights, Inc.
Board of Directors Meeting
Wednesday, November 19, 2025**

Date: November 19, 2025

Location: SIH HOA Ramada (1620 Mariquita Street)

Time: 9:01 AM

Roll Call/Quorum Don Julien, Dave Fenner, James Trobec, Jerry Coffey, Elizabeth Allard. Quorum established.

Call to Order: Don Julien, President

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

Approval of the October 15, 2025 Minutes M/S/P

**Residents Attending: Al Loomis
Chuck Willie
Vicki Bowman
Sylveen Robinson-Cook
Peter Johnson
Eileen Allen
Willie Gross
Al Malecha**

Resident's Time: Chuck Willie asked about a car parked in the guest parking on Acala. Dave Fenner responded by saying the car had been removed. Peter Johnson asked about landscaping budget levels. Don Julien asked him to delay till we discussed the budget later on in the meeting.

Officers Reports:

President: Don Julien reported that he has secured the Canoa Hills GVR center for our SIH Annual Meeting on Saturday, February 21, 2026 . Registration beginning at 8:30 AM with the meeting beginning at 9 AM-10:30 AM.

Vice President: Dave Fenner: No Report

Treasurer: James Trobec: Reported 149 residents have paid their road assessments with 9 residents have not paid yet and another resident making payments.

Secretary: Jerry Coffey: No Report

At Large: Elizabeth Allard: No Report

Committee Reports

Architectural: Chuck Willie/Don Julien: Chuck reported he had received 3 requests with all approved by the Committee: Ken and Tammy Serena 4117 S. Anastasia, Adding fake grass to their yard. John and Diane Plantz, 4175 Manolita, Planting of trees and a flagpole. Peter and Karen Johnson, 4163 Anastaia, adding gutters to the house.

M/S/P to approve the Committee Report

Chuck wanted to remind everyone to check their outside light on their garages to make sure the lights are working. Don will send out a memo.

Common Grounds/Landscaping: Peter Johnson/Don Julien: Don formally introduced Peter as the new Chair for this committee.

M/S/P to approve the appointment of Peter Johnson as Chair of the Common Grounds/Landscaping Committee.

Peter asked the Treasurer if unspent budget dollars roll over to the next years budget. The answer is no.

Roads: Al Loomis/Don Julien: The Sunland Contract for our Roads project has been signed. Al will contact Sunland for schedules and making sure the patchwork part of the project is completed prior to the crackseal.

Ramada/Social: No Report

Compliance: No Final Report

New Business: **None**

Old Business: 2026 Budget discussion. Considerable discussion of the proposed budget from the Board and guests attending on how to balance the budget showing a \$10,168.50 shortfall for 2026 took place. Many ideas were discussed.

Finally a motion was made to accept the proposed budget draft with the removal of the Homeowner Pest Control line item of \$13,900.00 to cover the \$10,168.50 shortfall and the remainder placed into a Contingency Fund.

M/S/P. Dave Fenner was a no vote.

A motion was made to increase the HOA dues for 2026 by \$25.00 and apply to the Contingency Fund. M/S/ did not pass

A motion was made to keep the HOA Dues at the current level of \$815.00 for 2026. M/S/P

Nominating Committee: Don Julien is at his 2 term limit and will not be able to run this next year. We are putting out a call for volunteers to sit on the Nominating Committee. Jerry Coffey and Peter Johnson have volunteered to serve but others would be readily accepted and appreciated.

Adjournment: 11:22 AM

Next Regular Board Meeting: Wednesday December 17, 2025

San Ignacio Heights HOA

	Adopted 2026 Budget	2025 Budget	
INCOME			
HOA Dues	\$ 129,585.00	\$ 129,585.00	
Disclosure Fee	\$ 2,200.00	\$ 1,850.00	increase in fee to \$220
Earned Income (Interest)	\$ 5,000.00	\$ 7,000.00	
Total Income	\$ 136,785.00	\$ 131,435.00	
EXPENSES			
Intuit Quickbooks	\$ 505.00	\$ 454.00	8.5% increase midyear (same as 2025)
Supplies	\$ 500.00	\$ 500.00	
Postage	\$ 250.00	\$ 360.00	We'll have 2 mailings (Annual meet & dues), so this should be 250.00
USPS Box Rent	\$ 370.00	\$ 365.00	
Dues (GVC)	\$ 2,226.00	\$ 2,226.00	Dues will stay the same
Insurance - Liability	\$ 2,127.50	\$ 1,850.00	Forecasted 15% increase
Landscaping & Grounds	\$ 40,640.00	\$ 38,410.00	4 months at 2,400 and 8 months at 3,880; 9,600 + 31,040 = 40,640
Other landscaping projects	\$ 5,000.00	\$ 3,000.00	The 2025 expense was \$4800 for herbicide/pre-emergent spraying
Tree Removal - Trim	\$ 5,000.00	\$ 5,000.00	We'll have 8 palms to trim & possibly a couple of other tree trimming
Legal & Professional Fees	\$ 500.00	\$ 2,000.00	We did not use in 2025
AZ Corp Commission Fee	\$ 10.00	\$ 10.00	
Homeowner Pest Control	\$ -	\$ 13,360.00	Bill's Home Service contract not renewed
Ramada Maint	\$ 655.00	\$ 600.00	GVC&H (\$235) & Cleaning (\$420)
Complex Repairs	\$ 500.00	\$ 500.00	
Road Maintenance	\$ -	\$ -	
Storage Locker Rental	\$ 550.00	\$ 500.00	
Property Taxes	\$ 170.00	\$ 160.00	2025: \$167.68
GV Water	\$ 650.00	\$ 450.00	Includes sewer
Tucson Electric	\$ 1,400.00	\$ 1,400.00	
Contingency Fund	\$ 3,731.50	\$ 8,000.00	
Road Reserve	\$ 72,000.00	\$ 59,771.00	Reserve Study recommendation: \$72,000
Total Expenses	\$ 136,785.00	\$ 138,916.00	
Unaccounted Cash	\$ -	\$ -	
Late Fees	\$ -	\$ -	
Net Income (Loss)	\$ -	\$ (7,481.00)	