

**San Ignacio Heights, Inc.
Board of Directors Meeting
Wednesday, October 15, 2025**

Date: October 15, 2025

Location: SIH HOA Ramada (1620 Mariquita Street)

Time: 9:00 AM

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

Call to Order: Don Julien, President

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

Approval of the September 17, 2025 Minutes M/S/P

Approval of the September 17, 2025 Executive Board Minutes M/S/P

Residents Attending: Al Loomis

Eileen Allen

Vicki Bowman

Nancy Stewart

John Mear

Bev and Terry Wiese

Jeff Bruce

Peter Johnson

Resident's Time:

John Mear asked for more construction forms in the Ramada

Jeff Bruce asked why we have \$95k in our checking acct. Don addressed that question.

Officers Reports:

President: Don Julien

***Roads Assessment Returns:** Don Reported that 134 special assessment payments have been paid with 25 unpaid.

***Foreclosure Property:** Don gave an update

*** Don addressed a complaint letter from Tom Geoghegan**

Vice President: Dave Fenner – No Report

Treasurer: James Trobec: Treasurers Report Approval M/S/P

Secretary: Jerry Coffey: No Report

At Large: Elizabeth Allard: No Report :Don reported that Elizabeth has submitted her resignation as Compliance officer but will remain on the board. **M/S/P** to accept Elizabeth's resignation.

Committee Reports

Architectural: Chuck Willie/Don Julien

2 requests from Ralph Dellenbach/Frank Toth- A Gate change and A 6' x 12' Open aluminum Trellis. M/S/P to approve both requests.

A request from the audience about removing a bush at a stop sign on Desert Jewell. The landscape crew will be contacted to remove.

Common Grounds/Landscaping: Don Julien reported that the crew had been spraying. Peter Johnson has volunteered to take on the Common Grounds/ Landscaping lead role. Thanks Peter!

Roads: Al Loomis/Don Julien: refer to Old business

Ramada/Social: No Report

Compliance: Elizabeth Allard No Final Report

Old Business

Sunland Proposal: Considerable discussion regarding the Sunland proposal with several questions by the audience.

M/S/P to accept the proposal from Sunland with Don meeting with Sunland to address additional questions.

New Business

2026 Budget: Don introduced a draft 2026 Budget, prepared by Don and James Trobec. The draft budget shows a deficit of approx \$10,000. A lengthy discussion was had regarding options to close the gap. Don will email homeowners for feedback regarding various options. He expects us to finalize and approve a budget at the November meeting.

M/S/P: to increase the Disclosure Fee from \$185 to \$220 for new home sales

Nominating Committee: We are looking for volunteers to sit on the Nominating committee as we will have one board seat open. Don Julien is at his 2 term limit and will not be able to run this next year.

Adjournment: 11:16AM

Events:

Next Regular Board Meeting: Wednesday November 19, 2025

Annual Calendar of Board Meetings

December 17, 2025

January 21, 2026

Mission Statement:

We encourage and support and association of neighbors who voluntarily work together to promote the spirit of respect, caring, community, family and friends. Our mission is to enhance our quality of life by maintaining our common areas and upholding our Covenants, Declarations, and By-Laws. Our Decisions will be made for the good of the community.