

SAN IGNACIO HEIGHTS HOA
Annual Membership Meeting
February 12, 2009
1:00 p.m.

Minutes

1. **Call to Order:** The meeting was called to order by Bill McGovern at 1:00 p.m.
2. **Establish Quorum:** Bill announced that there was a quorum of more than 10 percent of homeowners present. There were 54 properties represented at today's meeting.
3. **Introductions:** Bill welcomed all homeowners attending today's meeting and then introduced members of the Board of Directors:

Bill McGovern, President, term expires
Jane Bryant, Vice-president, 2 years remaining
Marilyn McClellan, Secretary, 1 year remaining
Bob Mitacek, Treasurer, 2 years remaining
Ivars Vecbastiks Member-at-large, term expires
4. **Approval of Minutes of the 2008 Annual Membership Meeting:** On a motion by Ron Harris, seconded by John Seward, the Minutes of the Annual Membership Meeting held on February 21, 2008 were approved.
5. **Guest Speaker:** Captain Melissa Smith, Community Liaison Officer of the Green Valley Fire District, presented an informational report on the many services provided by the GVFD. Chief Simon Davis followed this with an explanation of the fiscal challenges facing the GVFD. He explained that although the district is under budget in several areas right now, including fuel costs, the long-term outlook for fuel costs is unknown. Certain cuts in future budgets are being considered, including setting priorities in responding to residents using 911. More information is available on the internet at www.gvfd.org.
6. **Officer Reports:**
 - a. **Secretary's Report:** Marilyn McClellan explained the informational paper she distributed from the website for Association Times which described the typical roles of Association board members in Arizona. She urged members to save the document and read it at their leisure. She informed them that they could access the Association Times on the Internet to get additional articles of interest about associations and how they work.

Marilyn then read aloud her letter of resignation from the Board of Directors, effective at the adjournment of today's meeting, in which she gave reasons for this action.
 - b. **Treasurer's Report:** The 2009 Proposed Budget, prepared by Jan Paulsen for an earlier meeting to the Board of Directors in 2008, was distributed by Bob Mitacek, the current Treasurer. Bob explained that in 2008 the largest expenses in the budget were for landscaping (\$72,653.00) and roads (\$36,538.50). He encouraged all members to pay their annual dues which should amount to \$69,120.00. Bob thanked Jan Paulsen for information basically used for his report today.
7. **Committee Reports:**
 - a. **Architectural:** Bud Gregory, Chair, presented his committee report. He introduced committee members Cynthia Peters, Ivars Vecbastiks, and George Oswald. He thanked Jim Specht for his work, as a longtime member, who resigned from the committee in 2008. There were six requests from homeowners during the past year and all six were approved by the Board of Directors. All owners must submit either the Paint Request Form or the Architectural Improvement Form to the committee.

A lead time of at least 30 days is highly recommended because the forms are sent from the committee to the Board of Directors for approval. The committee will be working on current issues of solar heating as well as changes in the FCC regulations concerning the placement of satellite dishes by Dish Network and Direct TV.

A suggestion was made to Bud by a member that the names of all committees and their members be published in the Newsletter.

- b. **Common Ground Maintenance/Residential Landscaping:** Bob Laine, co-chair of this committee, thanked Jess Stokes, co-chair for work done on behalf of this committee. He also thanked other members. Bob reported on the process used by the committee to recommend changing from Donna's Property Management to the new contractor, AAA Landscape of Tucson. The new contract specifies work to be done by AAA Landscape on a monthly basis for a fee of \$1,682.00.
 - c. **Roads:** Gil LeClair, Chair, reported on the work accomplished by members of his committee which include: Vern Ebert, Bob Laine and Bob Mitacek. During 2008 the committee identified 14 areas requiring repairs before Bates Paving could apply sealant and striping to the roads. The repair work was done in June and the sealing and striping in early September. The roads are now in good condition and, with changes in waste pick-up to eliminate the heavy dual-axis trucks from our streets, our projection of a 5 year period of no major work looks good. The committee will continue to monitor all of the streets for damage and fatigue and take steps necessary to keep them in acceptable condition.
 - d. **Audit:** Bill McGovern introduced Bob Blair and John Prudhoe, co-chairs of the Audit Committee. Bill then reported that there will be no audit report submitted at today's meeting because the Board of Directors is looking at outside auditors this year. A Statement of Financial Position (Unaudited) dated December 31, 2008 was distributed at today's meeting.
 - e. **Special Events/Ramada Scheduler:** Lou English, as Special Events and Ramada scheduler, stated that the Ramada is being used for card games, coffee klatches, meetings, parties, and holiday dinners. She has the official Ramada calendar so all members have to do is call her if they wish to reserve the Ramada on an open date. The interior has been repainted and window cleanup will be done shortly. The Spring Party is scheduled for April 25, 2009. Janell Christmann and members from Campina Court are hosting this event.
 - f. **Nomination/Election Results:** Jane Bryant, Chair, reported that the vote was tied between two of the three candidates for election to the Board of Directors for 2009. Because of the resignation from the Board of Directors by Marilyn McClellan at today's meeting, Paul Wilson moved and Gil LeClair seconded a motion that all three candidates for the Board be elected by acclamation. Motion passed.

Bill stated that he had enjoyed his tenure on the Board of Directors. He gave special thanks to Jan Paulsen for many years of service to the Association and to Marilyn McClellan for the Association Newsletter.
8. **Member Participation Time:** Jan Paulsen read aloud her report to the SIH homeowners relating to the history of activities associated with obtaining a new common grounds maintenance contractor. Her report was distributed to all Association members present.
 9. **Adjournment:** The meeting was adjourned at 2:35 p.m.

Minutes submitted by:

Marilyn McClellan
Secretary
SIH HOA Board of Directors