

**SAN IGNACIO HEIGHTS HOA**  
**Board of Directors Meeting**  
**December 20, 2007**

**Minutes**

1. **Members present:** Ralph Hartsock, Frank Smith, Jan Paulsen, Marilyn McClellan and Bill McGovern. Visitors: Margaret Moore and Chuck McAninch.
2. **Call to order:** The meeting was called to order at 3:02 p.m.
3. **Approval of Minutes:** On a motion by Frank, seconded by Bill, the Minutes of the Board of Directors meetings for November 15 and November 21, 2007 were approved.
4. **Treasurer's Report:** Jan presented the monthly financial statement for November 2007 and submitted a Treasurer's Expense bill for \$216.08. **Frank moved, and Marilyn seconded a motion that the Treasurer's Report for November be approved and that Jan be reimbursed for her expenses. Motion passed.**

Modifications were agreed on for the 2008 Proposed Budget to be presented at the Annual Meeting.

5. **President's Report:** Ralph reported that Bill has completed a 501(c)(4) application for San Ignacio Heights, Inc. to be filed with the Internal Revenue Service. **Frank moved and Marilyn seconded a motion that the Board agree on the letter of application and that it and the required documents be mailed to the IRS before Bill leaves on vacation. Motion passed.** The application fee amounts to \$750 and a check will be enclosed written to the United States Treasury Department.

**Frank moved and Marilyn seconded a motion that the Revised Bylaws, approved by a majority of ballots received, be adopted by the Board of Directors. Motion passed.**

Regarding retrieving the original large metal coyote logo removed from the SIH HOA Monument in August 2006, Frank stated that Bill Allen is out of town until after the holidays. Ralph will follow up on the search for this logo when Bill Allen returns.

6. **Standing Committee Reports:**

- a. **Architectural Committee:** On behalf of Bud Gregory who was unable to attend today's meeting, Frank presented an Architectural Committee Improvement Request form from Tom and RAnn Westrope, owners of Lot #83 at 4213 S. Emelita Drive. The request was to install a new cable line from Cox Communications to the outside of their house. **Frank moved and Marilyn seconded a motion that the Board approve the request. Motion passed.**

Approval of the Revised Appendix A, Approved Colors chart will be held over to the next Board meeting when Bud returns from his trip.

A letter needs to be sent to Charles Griesinger, owner of Lot #81 at 4221 S. Emelita Drive, informing him that the trim color must be changed to conform to Appendix A before the property is sold.

- b. **Common Ground Maintenance/Residential Landscape Committee:** Margaret Moore reported that the Committee unanimously approved a motion that Donna's Property Management be retained as our maintenance contractor for 2008 at a cost of \$ 47,040. She then explained the details of the new contract. **Marilyn moved and Bill seconded a motion that we approve the new contract with Donna's Property Management. Motion passed.** Ralph then signed the contract.

Margaret announced that Myron Thiel, manager of Donna's Property Management, is willing to be the guest

speaker at the Annual Homeowners Meeting in February. That way many concerns and questions raised by homeowners could be answered.

In her monthly report Margaret listed the Phase I erosion control projects in priority order that would begin in the Winter of 2008. The estimated cost for Phase I is \$21,000. **Jan moved and Marilyn seconded a motion that the Board approve financing for the Phase I plan for erosion control projects on common ground as presented by the CGM/RL Committee. Motion passed.**

Ralph informed the Board of the fact-finding meeting held on December 19 with Don and Nancy Moses at their home. Present at this meeting were Ralph, Frank, and Marilyn, along with Myron Thiel. Ralph reported that Nancy was adamant in her demand that the Board take responsibility for the cutting down of trees and the diminishing of the view across their property. She repeated assertions made in her Emails to the Board.

The Board agreed that Ralph and Frank would meet to compose a letter to the Moses stating the Board's position on the matter. After receipt of that letter the Moses would need to reply back to the Board. At that point the Moses would be invited by letter to attend a Board meeting to resolve the situation.

- c. **Roads Committee:** In the absence of Gil LeClair, chair, Jan reported that the seal coating should be delayed to later in 2008.

7. **Old Business:**

- a. On December 3 Frank and Marilyn met with Joseph and Sherry Darling, owners of Lot #46 at 1549 W. Acala Street, regarding the public safety problems presented by parking a large trailer in front of their property both before and after trips. Joseph Darling agreed to address all safety problems associated with his trailer upon his return home on December 8. A memorandum with complete details of this issue has been given to members of the Board of Directors.

8. **New Business:**

- a. **GVCCC Report:** Bill reported that the Environmental Committee of GVCCC investigated the occurrence of wind gusts from the old Phelps Dodge mine tailings and how the dust created affects Green Valley. A Health Fair sponsored by GVCCC will be held at West Center on March 18.
- b. **Violation Letters:** Jan read to the Board letters written to Vaughan and Pat Randall owners of Lot #56 at 4151 S. Constanca Court and to Terry and Pat Tuccio owners of Lot #79 at 4199 S. Anastacia Court. Both letters inform the owners of violating parking restrictions contained in the CC&R's and in the Handbook of Rules and Regulations.
- c. **Special Assessment:** Discussion was held on assessing each property owner the amount of \$500.00 for the year 2008. A news article in the January Newsletter could discuss the need for the assessment. Ballots would be mailed by February 28, 2008 and would need to be returned on or before March 19, 2008.
- d. The Board agreed to hold a special meeting on Jan. 7, 2008 at 10 a.m. to approve the contents of the January 2008 Newsletter and to prepare materials and ballots for the Annual Association Meeting to be held on Feb. 21, 2008 at 12:30 p.m. in the Palo Verde room of the Canoa Hills Recreation Center.

9. **Date of next Board Meeting:** The regular monthly meeting is scheduled for January 17, 2008.

10. **Adjournment:** The meeting was adjourned at 5:25 p.m.

Minutes submitted by:

Marilyn McClellan  
Secretary, Board of Directors