

SAN IGNACIO HEIGHTS HOA
Board of Directors Meeting
June 21, 2007
3:00 p.m.

Minutes

1. **Members present**: Frank Smith, Jan Paulsen, and Marilyn McClellan. Absent: Ralph Hartsock and Bill McGovern. Visitors: Bob Laine, Gil LeClair, and Margaret Moore.
2. **Call to order**: The meeting was called to order at 3:00 p.m.
3. **Approval of Minutes**: **On a motion by Jan, seconded by Marilyn, the Minutes of the Board of Directors meetings of May 17, 2007 were approved.**
4. **Treasurer's Report**: Jan presented the monthly financial statement for May 2007. Jan passed out a packet of informational items. **Marilyn moved, and Jan seconded a motion that the Treasurer's report for May be accepted. Motion passed.**
5. **President's Report**: There was no report.
6. **Standing Committee Reports**:

- a. **Architectural Committee** : There was no report.

Jan noted that in the past the chair of this committee gave permission to homeowners to carry out various requests submitted to the committee without first seeking approval by the Board of Directors. Jan explained that the Architectural Committee needs to be informed that it now must report its recommendations first to the Board for approval before telling a homeowner that he or she may proceed with whatever request has been submitted.

Frank directed that a special meeting of the Board of Directors be held on Thursday, June 28, 2007 at 3:00 p.m. at the Ramada to develop a letter of explanation of responsibilities to be sent to the chairs of each standing committee.

- b. **Common Ground Maintenance/Residential Landscape Committee** : Margaret Moore, the chair, reported that her committee reviewed again the issue of maintenance of the entrance on Camino del Sol and Desert Jewel Loop as being the Golf Club's responsibility, not San Ignacio Heights. Jan then reported meeting with Peter, the manager of the San Ignacio Golf Club and Renee, the superintendent about this issue. Jan agreed to meet with them again in September to try to resolve this issue.

Margaret reported that her committee discussed re-painting the monument. The members were informed that the Board of Directors asked the committee to make a recommendation. The committee then passed a motion to repaint the monument. Margaret explained that the cost of paint would be approximately \$200.00 and that volunteers are ready to repaint the monument in late July.

Marilyn moved and Jan seconded a motion that the monument be painted almost like it was before: Sedona Peach in front and a darker brown color in back like Spanish Brown and similar to San Ignacio Vistas and to cost approximately \$200 for the re -painting project. Motion passed.

- c. **Roads Committee**: Gil LeClair, chair, reported on the repaving of the cul-de-sacs on Anastacia Court and Campina Court as well as crack sealing on all the streets in SIH. The cul-de-sac repairs were done in May 2007 and the crack sealing on June 4, 7 and 14. Bates Paving Company was asked to re-roll the cul-de-sacs due to damage by the Waste Management trucks. This was done on June 20.

He reported that his committee will be working this summer on a five year proposal for SIH streets to bring them up to code. This proposal will come to the Board later in the fall. The proposal will show the priority order of needed road maintenance.

Gil explained the extra cost involved in the crack sealing. He asked that the additional bill for this be paid. **Jan moved and Marilyn seconded a motion that Bates Paving and Sealing Company be paid \$1,459.67 for the extra crack sealing. Motion passed.** This brings the total cost of the repairs to the cul-de-sacs and the crack sealing throughout SIH to \$38,613.64.

Jan moved and Marilyn seconded a motion that SIGE (San Ignacio Golf Estates) and GOLF (San Ignacio Golf Club) be billed for 25 percent (25%) of the cost of crack sealing Desert Jewel Loop East Road and Desert Jewel Loop West Road respectively. Motion passed.

7. **Old Business:**

- a. **CCR's distribution packet update** : Jan explained that we need to determine exactly what is to be included in the packet and then distribute copies to all homeowners in September. The packet should include the annual membership minutes of February 2007, the financial statement, the revised CCR's, and the proposed Bylaws revision along with a Bylaws ballot requiring a homeowner's signature.
- b. **Revision of Bylaws**: Jan explained a sample of the ballot to be used in the distribution packet. **Marilyn moved and Jan seconded a motion to accept the ballot format that will be included in the distribution packet. Motion passed.**

Jan moved and Marilyn seconded a motion to accept the amendment to the Bylaws with the correction of the word "Treasure" and adjustments to style and form. Motion passed.

- c. **Recommendations for updating the SIH HOA Web Site** : **Jan moved and Marilyn seconded a motion that the recommendations for updating the SIH HOA Web Site be approved. Motion passed.**

8. **New Business:**

- a. Jan submitted the "SIH History of Road Costs" and explained that road repair costs are the largest expense in the SIH budget and this year reached almost three times the amount spent in 1996. (See report.) This led to discussion of how do we get the money to pay these bills? Reference was made to the Jan. 23, 2007 document listing alternate five year plans to raise money for reserves. This document was submitted to the Board of Directors for discussion and action at their January meeting.

Marilyn moved and Jan seconded a motion that we maintain our homeowner dues at \$432.00 for 2008. Motion passed.

Jan moved and Marilyn seconded a motion that we have a special assessment of \$100.00 per lot which will be dedicated to the Reserve Fund. Motion passed.

Jan moved and Marilyn seconded a motion that we transfer \$4,800.00 from the Reserve Funds to Operating Funds to cover extraordinary conditions of our common grounds such as frost, drought, poor management and other factors. Motion passed.

9. **Date of next Board Meeting:** June 28, 2007.

10. **Adjournment:** The meeting was adjourned at 4:47 p.m.

Minutes submitted by: Marilyn McClellan
Secretary, Board of Directors