

SAN IGNACIO HEIGHTS HOA
Board of Directors Meeting
March 15, 2007

Minutes

1. **Members present:** Ralph Hartsock, Jan Paulsen, Bill McGovern, and Marilyn McClellan . Absent: Jo Rogers. Guests present: Charles McClellan, Margaret Moore, and Frank Smith.

2. **Call to order:** The meeting was called to order at 3:15 p.m. by Ralph Hartsock.

3. **Common Ground Maintenance/Residential Landscap€Committee Report**

On behalf of Jo Rogers, Board Oversight Director, who could not attend today's meeting, Margaret Moore, chair of the Common Ground Maintenance/Residential Landscape Committee, gave a report. She handed out a copy of this report to Board members present. Because of so much work to do, Carlos has been paying a second person to help him this past month so bills are higher. The cost for work from March 15 to May15, 2007 would be approximately \$2,000.00 per month in additional monies. The Committee researched the cost of trimming the palm trees on common ground and decided that the work will be done by a company called Trees by Tom. The maximum cost would be \$700.00 which includes \$350.00 to trim the trees and \$5.00 per foot to skin. The trees will be done about April 1.

Margaret further reported that homeowners have been cooperative and have followed the guidelines set by the committee. Frank Smith is a new committee member. **Jan Paulsen moved and Marilyn McClellan seconded a motion that the committee proceed with trimming the palm trees on common ground and to pay for extra work required by Carlos for two months. Motion passed.** Margaret also reported that there is a rat problem affecting areas near Wescotta Court and Circula de la La Piñata. Margaret will walk with Myron to view the area and Myron will take appropriate measures to solve the rat infestation problem.

4. **Treasurer's Report:**

Jan Paulsen presented the monthly Financial Statement for February. (See attached.) In response to a question by Ralph, Jan reported that as of this date all homeowners of the 160 lots in our HOA have paid their dues

Insurance with State Farm was paid in the amount of \$1,296.00 for D & O and Liability.

On February 26, Benedict Lock Service looked at the Ramada locks on both doors and reported that the parts were worn. On March 7 Rocky took the lock to Tucson but could not find a replacement. New cylinders were installed in both doors with new keys and one was given to Lou English. The cost for this work amounted to \$168.89.

The Board received a letter from a homeowner re: roots from tree forcing a wall upon his property. Since this issue belongs to the CGM/RLC committee, this letter was given to Margaret Moore to follow up.

A reply to a letter sent to KIC Services, LLC by Treasurer, Jan Paulsen, requested an additional payment of \$50.00 over and above the \$807.50 for billed expenses in late 2005 and early 2006 for professional services rendered by this consulting firm. All our HOA was requesting was a reasonable answer to our question of why we were billed so late. We did not expect our question to cost \$50.00 consultant fee. It was agreed that the bill for \$807.50 would be paid but not the additional consultant fee.

Jan has already paid the bill. Marilyn is authorized to send a letter to Bill Koch of KIC Services, LLC informing him that we no longer require his consulting services.

5. **President's Report**

Ralph reported that Bud Gregory, chair of the Architectural Committee, did not think that the issue of a satellite dish recently installed in plain view on a property on Mariquita should be considered as relevant to his committee. Ralph assured Bud that this issue was pertinent to his committee and that Bud should send a letter to the person who installed the satellite dish. Further, it is believed that the Architectural Committee needs to have a written statement regarding the placement of satellite dishes. Bud Gregory is out of town until April 1 so Ralph agreed with Board members that action needs to be taken now. Ralph will call Specht and ask him to take care of this. If Specht does not follow through, then Ralph will handle this issue.

The GVCCC is offering its HOA Officer Training workshop on March 29, 2007. Jan agreed to attend all sessions and she will make a reservation before March 23 to reserve a seat.

The Hazardous Waste disposal site for Green Valley residents is scheduled for March 17 from 8 to Noon in the parking lot area of the Presbyterian Church on Camino del Sol.

6. **Approval of Minutes Bill McGovern moved, and Jan Paulsen seconded a motion to approve the three sets of minutes of the Feb. 8, 2007 Special Board Meeting, of the Annual Membership Meeting of Feb. 15, 2007 and of the Regular Board Meeting of Feb. 15, 2007 Motion passed.** Marilyn will place copies of the approved Minutes of the Regular Board Meeting of Feb. 15, 2007 at the Ramada.

7. **Old Business:**

Some homeowners are voicing their concerns about the availability of newly approved CCRs. Board members present agreed that this all takes time. They cannot be readied for distribution until all the corrections have been made. Since Jo Rogers is not present at today's meeting, only Bill could report on his work on issues raised at the Feb. 15 Board meeting.

Jan reported on costs of reproducing documents for resales and suggested that we need 25 copies of all pertinent documents to be given to the Board of Directors, for Committee chairs, for houses sold, for houses for sale and for back up. Jan estimated that we charge \$50.00 per set of documents to homeowners. Jan was asked to phone a second source to determine reproduction costs as compared to Office Max which is currently used for this purpose.

Jan discussed the GOLF issue and the need for a letter to be sent to IRI stating that SIH HOA will no longer maintain property that it (SIH HOA) doesn't own. Bill strongly suggested that a transmittal letter be sent to GOLF. Jan reminded Board members that this issue dates back to November 2002. Ralph will contact Gil LeClair and ask him what he remembered about the Board of Directors meeting in 2002 when it voted to take responsibility for maintaining median areas that we do not own. Ralph recalled that Street maintenance was never a part of that agreement made in November 2002. It only addressed the issue of medians. Bill offered to research the history of the 2002 decision by the SIH HOA Board.

Ralph reported that he sent a letter to the Pima County Department of Transportation, but as yet has received no reply. Ralph will resend a copy of his letter and attach a short note asking for verification that the letter has been received and will be given consideration.

Jan brought back concerns about the CCRs and questions from homeowners who are questioning how the CCRs will be enforced. Certain problems such as parking problems need to be addressed. Ralph suggested that we form a committee to set up rules and penalties for violations of the CCR's and how we

are going to enforce the CCRs. Another committee could be formed to review the Bylaws.

Bill reported that IRS forms for 2006 have been filed. Refund forms for 2003 and 2004 have also been filed.

8. **New Business:**

Lou English arranged dates and reserved rooms for SIH HOA meetings in 2008 at the Green Valley Recreation, Canoa Hills Center. These include:

Annual Meeting Thursday, Feb. 21, 2008, 12:30 p.m. - 3:00 p.m. in the Palo Verde room
Spring Party Saturday, April 5, 2008 3:00 p.m. – 9:00 p.m. in the Saguaro Room
Neighbors Night Out, Thursday, Oct. 23, 2008, 3:00 p.m. – 9:00 p.m. in the Saguaro Room
Christmas Party Thursday, December 4, 2008, 3:00 p.m. – 9:00 p.m. in the Saguaro Room

Jan discussed need to control erosion on the area between the houses backed up to Desert Jewel Loop. Lot 6 was bought to save the view of Dr. Lee but now soil is being washed onto Desert Jewel Loop from that lot. Ralph suggested that Jan submit a letter to Myron listing her concerns. Myron would then work with Margaret and her landscape committee to work on this problem.

Bill reported that it should be fairly easy to obtain Non-profit status for the SIH HOA.

Ralph gave Marilyn forms to fill out for the GVCCC.

Marilyn agreed to produce suggested agendas for upcoming meetings.

Minutes need to be posted on our website. We also need to produce a Newsletter. John Seward, a homeowner who lives in Green Valley from late fall to spring has offered to work two hours a month on the Communications Committee.

A proposal from Bates Paving & Sealing, Inc. has been received by Gil LeClair, Co-Chair of the Street Committee. He and his committee members unanimously agreed to submit that proposal to the Board of Directors. A lengthy discussion brought up questions relating to the proposal. Some concerns were raised about what extra costs were included in the Exclusions paragraphs. Also the final statement on the proposal “Due to the volatility of the oil market, prices are subject to change” brought up more questions as to the actual cost of the entire proposal.

Because Gil was not present at today’s Board meeting, a Special Board Meeting has been set for Thursday, April 5, 2007 at 3:00 p.m. Ralph will make sure that Gil attends this meeting to answer the many questions asked today. He will also ask Jo Rogers to attend. That way concerns about the Roads Committee and CCR’s will be answered.

9. **Adjournment:** The meeting was adjourned at 5:07 p.m.

Minutes submitted by:

Marilyn McClellan
Secretary, Board of Directors