

SAN IGNACIO HEIGHTS HOA
Board of Directors Meeting
May 17, 2007
3:00 p.m.

Minutes

1. **Members present:** Ralph Hartsock, Frank Smith, Jan Paulsen, Marilyn McClellan and Bill McGovern. Visitors: Jesus Acosta, Bud Gregory, Chuck McAninch, Phaedra Mitchell 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 Bill, seconded by Frank, the Minutes of the Special Board of Directors meetings of April 5 and April 11, 2007 were approved.**
4. **Treasurer's Report:** Jan introduced two representatives from Chase Bank, Jesus Acosta and Phaedra Mitchell, who presented information on obtaining a line of credit. A packet of information was given to Frank who will bring possible recommendations back to the next Board meeting.

Bill moved and Frank seconded a motion to accept the Treasurer's reports for March and April. Motion passed.

Bill reported on the receipt of refunds for the 2003 tax year from the IRS and Arizona Dept. of Revenue.

Jan reported that Bates Paving was paid the agreed on amount stated in their proposal. However, questions remain on what part of this payment is for the paving of Anastacia and Campina Courts and what amount is for payment of the crack sealing of streets in our HOA. Jan will pursue this problem and report back to the Board at the next meeting.

Jan moved, and Marilyn seconded a motion that Reserve Funds be dedicated to catastrophic events associated with the common grounds. Motion failed.

5. **President's Report:** Ralph reported that homeowners had questions about the land use designation for Lot #'s 26, 140, 157, 158, 163, 186 and 165. Frank agreed to investigate this and report back to the next Board meeting. Ralph reminded Board members that we should set up a committee to develop procedures for enforcement of the CCR's.
6. **Standing Committee Reports:**
 - a. **Architectural Committee :** Bud wrote a letter to the homeowners who had installed a satellite dish in line of sight of other homeowners and explained to them the necessary steps they could take to bring this matter into compliance with our CCR's. Of the three homeowners on Mariquita Street West requesting architectural changes, one has been postponed to the fall. The other two have submitted architectural plans for changes to their property.
 - b. **Audit Committee:** Bill distributed copies of his Audit Report for 2006. It was his opinion that the financial statements present fairly the financial position of San Ignacio Heights, Inc., as of December 31, 2006 and that the results of operations for the year ended in conformity with accounting principles generally accepted in the United States of America. He qualified his opinion by the exception to the cash basis and not capitalizing cost of the roads and other assets.

- c. **Common Ground Maintenance/Residential Landscape Committee** : Margaret distributed a report on the activities of her committee. She reported that her committee had met with Jan in April to discuss the possibility of an identical wall to be constructed on the north side of Desert Jewel Loop from Circulo de la Pinata almost to Mariquita to help with erosion and aesthetics. Myron will get some estimates.

She then asked the Board what is the property line for Lot #1 at 4185 Manolito Drive. Is it common ground or is it the property of the current homeowners? Ralph explained that this is referred to as a Sight Visibility Triangle. Frank agreed to research this question and report back to the next Board meeting.

Margaret reported that some homeowners are interested in repainting the monument in more HOA traditional colors.

- d. **Roads Committee** : In the absence of Gil LeClair, chair of the Roads Committee, Bill explained the problem of damage done by the Waste Management truck to the newly paved cul-de-sacs on Anastacia and Campina Courts. Vern Ebert is the contact person for the committee while Gil is out-of-town.

At this time crack sealing of streets is scheduled by Bates Paving for June 4, 7 and 14. Information to homeowners about the schedule for work will be provided by the committee.

7. **Old Business:**

- a. **Marilyn moved and Frank seconded a motion that the committee working on the proposed revision of the Bylaws continue its work and after the work is completed, the committee will bring its recommendations to the Board. Motion passed.** The next meeting for the committee is Thursday, May 31, 9:30 a.m. at the Ramada.

8. **New Business:**

- a. Marilyn distributed a memorandum to each Board member regarding the website. She asked them to look over the proposed changes to the SIH website and get back to her by the next Board meeting with their recommendations.

9. **Date of next Board Meeting:** June 21, 2007.

10. **Adjournment:** The meeting was adjourned at 5:18 p.m.

Minutes submitted by:

Marilyn McClellan
Secretary, Board of Directors