

SAN IGNACIO HEIGHTS HOA
Special Board of Directors Meeting
November 15, 2007
3:00 p.m.

Minutes

1. **Members present:** Frank Smith, Marilyn McClellan, Bill McGovern, and Jan Paulsen. **Absent:** Ralph Hartsock. **Visitors:** Bud Gregory, Margaret Moore, Gil LeClair, Bob Laine, Nancy Moses, RAnn Westrope, Richard Wilt, and Pirjo Zirkle.
2. **Call to Order:** The meeting was called to order at 3:04 p.m.
3. **Minutes:** *Jan moved and Bill seconded a motion to approve the minutes of the Special Board meeting of Nov. 5, 2007. Motion passed.*
4. **Treasurer's Report:** Jan presented the October Treasurer's report. *Bill moved, and Marilyn seconded a motion that we approve the October Treasurer's report. Motion passed.*

Jan explained details of the 2008 Proposed Budget. After discussion, *Marilyn moved, and Bill seconded a motion that the Board approve the Proposed 2008 Budget with its adjustments. Motion passed*

5. **President's Report:** There was none.
6. **Committee Reports:**

a. **Architectural Committee** – Bud Gregory

The Committee recommended that the Board approve a modification to Appendix A, San Ignacio Heights HOA Approved Colors, contained in the *Second Amended and Restated Declaration of the CC&R's*. Bud distributed a chart listing paint scheme additions approved by the Committee since March 29, 2007. Marilyn agreed to produce a single page version of Appendix A including the additions for review by the Committee and the Board. Colors of the Fairfield model homes still need to be added to the chart.

The Committee recommended that the Board approve a request to add soldier blocks to the back wall on Lot #138 at 1750 W. Circulo de La Piñata owned by Les Haugen of 1411 W. Camino Estelar, Green Valley, AZ 85614. Mr. Haugen also wants permission to paint the pillars on his windows with the same color as the trim. Marilyn asked Bud to attach the Board approved "Improvement Request Form" to the set of papers from Mr. Haugen submitted to the Committee. This completed form and the papers are to be returned by Bud to Frank as soon as Mr. Haugen signs the required form.

Bill moved and Marilyn seconded a motion that the Board approve the recommendation of the Architectural Committee regarding Lot #138 at 1750 W. Circulo de La Piñata. Motion passed.

Marilyn reported that Tom Thayer, owner of Lot #116 at 1360 W. Mariquita, replied to the letter sent by her on behalf of the Board of Directors. He agreed to meet at his home with her and the Direct TV technician to resolve the issue of the incorrect placement of the satellite dish. The meeting took place on November 7 and an agreement was reached. The dish was moved from the front wall to the northwestern corner of the patio. Marilyn then sent a letter of thanks to Mr. Thayer on November 12.

b. **Common Ground Maintenance/Residential Landscaping Committee** – Margaret Moore

The Committee met with Randy Westrope and discussed each point of the petition submitted to the Board on Sept. 20, 2007. The following are responses to the issues the petition addressed:

“We have a Committee that *does care* about the common ground and has worked closely with Donna’s Property Management (DPM – Myron Thiel).

- (1). Dead shrubs have been removed, but not replaced. Until all 22 acres have been cleaned up, no new vegetation will be planted.
- (2). Only trees that block views have been trimmed or cut down. Trees cut down are not killed and will bloom again in 2-3 years.
- (3). Brush is left beside the street until enough brush is accumulated, then DPM brings the truck to remove the brush. Myron is careful to have a full load before going to the dump.
- (4). Plants have been eliminated and controlled.
- (5). We have not, for the past 7 months, nurtured or encouraged new plants. We have way too many as it is now.
- (6). We are scheduling areas to be attended to regarding erosion.”

Randy Westrope and Nancy Moses, homeowners involved in the petition and the discussion of the response from the Committee, were invited to attend the next Committee meeting.

It was reported by a homeowner that evidently a Waste Management truck backed into a wall on Circulo de La Piñata and caused some damage. Frank agreed to look into this matter.

Richard Wilt, homeowner of Lot #162, presented a copy of a letter he received some years ago from the Board of Directors relating to his complaint that grounds persons were working on his private property which extends beyond his walls. He explained that recently DPM was working on his private property and he wants this practice stopped immediately. Margaret invited him to attend the next CGM/RL Committee to explain this problem to Myron.

c. **Roads Committee** – Gil LeClair

Gil reported that his committee is working on prioritizing the repair work needed on the streets within the Association. A report will be given to the Board at a later date. The report will, hopefully, contain estimates for the repairs needed.

Bob Laine reported on concerns about Waste Management and its use of double axle trucks that cause damage to our streets. He distributed information from a company he contacted about waste collection practices in HOA’s in our area. The company currently serves Alamos, Continental Vistas and Canoa Estates. Green Valley Services, LLC could provide a single axle truck and maintain the same collection schedule provided by Waste Management. There was discussion of the costs to each homeowner and of the huge expenses the Association had for repairing two cul-de-sacs and crack sealing done this past spring.

Mention was made of a possible letter or agreement between SIH HOA and Waste Management. Frank volunteered to look into that matter and also to bring information about Green Valley Services back to the Board.

Bob Laine requested that the Board inform the homeowner of Lot #46 that the RV parked frequently on the street in front of 1549 W. Acala Street poses a serious safety hazard not only to vehicles turning from Mariquita onto Acala, but also to pedestrians in the area. This situation, if not corrected, could cause a liability problem for our Association. Frank and Marilyn will speak to the homeowner.

d. **Nomination Committee**: Jan stated that information will be distributed to homeowners in December.

7. **Old Business**:

- a. **Lot 6**: Jan is waiting for a response to her correspondence with the Pima County Assessor's office requesting a change of zoning.
- b. **Christmas Party December 6**: Volunteers are working hard to make this a successful event. The deadline for reservations and check payable to SIH, Inc. is December 1.
- c. **Revised Bylaws Ballot Report** – Jan reported that a majority of ballots received from homeowners were cast in favor of approving the Revised Bylaws of SIH HOA.

*Jan moved and Bill seconded a motion that the results of the balloting for the Revised Bylaws of SIH HOA be accepted and that these Revised Bylaws are now in effect. **Motion passed.***

Jan asked Marilyn to contact the Arizona Corporation Commission to determine if our HOA is required to send copies of the Revised Bylaws to the Commission.

8. **New Business**:

- a. **GVCCC Report** – Bill reported that an important meeting at the American Legion Hall is scheduled for December 5 at 1 p.m. The main topic is the Water Supply issue currently under investigation. Supervisor Ray Carroll will participate in that meeting along with members of the Arizona Corporation Commission.
- b. **Assessment**: This topic will be on the agenda for the next regular Board meeting.

9. **Date of next Board Meeting**: The regular Board meeting will be held on Thursday, December 20, 2007, at the Ramada at 3:00 p.m.

10. **Adjournment**: The meeting was adjourned at 5:15 p.m.