

**SAN IGNACIO HEIGHTS HOA**  
**Board of Directors Meeting**  
**September 20, 2007**  
**3:00 p.m.**

**Minutes**

1. **Members present:** Frank Smith, Marilyn McClellan, Bill McGovern, and Jan Paulsen. **Absent:** Ralph Hartsock. **Guests present:** Bill Durall, Charles Gebhart, Bud Gregory, Charles Griesinger, Doug Jurgens, Chuck McAninch, Margaret Moore, Mary Nagle, Cynthia Peters, Jess Stokes, Jim Trimbell, R. Ann Westrope, and Paul Wilson.
2. **Call to Order:** The meeting was called to order by Frank at 3:03 p.m.
3. **Minutes:** On a motion by Bill, seconded by Jan, the minutes of the Board meeting of August 16, 2007 were approved.
4. **Treasurer's Report:** Jan distributed to Board members revised Monthly Financial Statements from January through August, 2007 which replace previous Statements in order to better report on and highlight the Reserve Funds. Jan turned in a report listing \$1, 2264.87 of expenses she incurred from February 2007 to September 2007. Most of the expenses were for the production and distribution of the informational packets containing Association documents. Frank advised her to turn in expense statements at least once monthly. ***Bill moved and Marilyn seconded a motion that the Treasurer's Report be accepted as presented. Motion passed.***
5. **President's Report:** There was none.
6. **Committee Reports:**
  - a. **Architectural:** Bud Gregory, Chair, presented to the Board his committee's recommendations for changes on the proposed Paint Request form and the Improvement Request form. These were taken under advisement by the Board. He reported that he had written a letter to Tom and Pat Thayer, who have incorrectly installed a satellite dish on their property. No reply has been received.  
  
The Board Secretary will send a formal letter to the Thayers.
  - b. **Audit:** Bill explained that the audit process begins in November and December. He reported that he sent a letter to Bates Paving and Sealing regarding a possible refund of money paid in taxes for the road repairs and crack sealing done in the spring. Unfortunately, he was informed that current Arizona law precludes such a practice. Bill is requesting more members to join his committee. ***Marilyn moved, and Bill seconded a motion to rescind the motion made on June 21 that we have a special assessment of \$100 per lot which will be dedicated to the Reserve Fund. Motion passed.***
  - c. **Common Ground Maintenance/Residential Landscape:** Margaret Moore, Chair, submitted a detailed report dated August 30 of her committee's meeting with Myron from Donna's Property Management. Included was a financial statement of costs involved in common ground maintenance from January to September 2007. A recommendation from the committee to the Board was put into a motion. ***Marilyn moved and Jan seconded a motion that the Board of Directors extend Donna's Property Management by approximately 120 hours/month at \$2400/month from September to December 2007, totaling an additional \$9,600. Motion passed.***
  - d. **Roads:** Jan reported for Gil LeClair, Chair, who was unable to attend. She urged the committee to get a bid for 2008 maintenance and repairs so we can consider these costs with the 2008 Budget.

7. **Old Business**

- a. **Block Captain's report on document distribution.** In place of Howard Zirkle, chair, Jan reported that all packets have been delivered to various block captains. Any packet not delivered in person to any homeowner by October 15 will be mailed.
- b. **October Social Plans:** The Neighbors Night Out Pot Luck scheduled for October 18 will be organized by Howard Zirkle, Chair of the Block Captains.

8. **New Business:**

- a. **Plans for Christmas Party, Dec. 6, 2007.** At the upcoming Neighbors Night Out party, an announcement will be made to secure a street to volunteer to organize the Christmas Party. This will also be announced in a November Newsletter to all homeowners.
- b. **Schedule of meetings for 2009:** Lou English will continue to schedule events at Canoa Hills Recreation Center for 2009.
- c. **Lot 6:** Jan explained that some people would like to purchase Lot 6 from our Association in order to gain membership with Green Valley Recreation. Discussion followed as to the status of Lot 6. What restrictions were put on it by the former owner, are taxes owed, if so, by whom, etc.? An in-depth report will come back to the October Board meeting.
- d. **Homeowners' Petition:** Frank acknowledged receipt of a petition from various homeowners relating to conditions of the common area and issued this statement: "I have accepted from Randy Westrope a Homeowner's Petition representing the thoughts of 28 lot owners regarding our Common Area Landscaping. We will not deal with this Petition at this meeting other than acknowledging the receipt and pass it to the Common ground Maintenance Committee for their evaluation and recommendations to the Board. In the meeting of November 15, 2007, the Board plans to provide its response to the Petition."
- e. **Green Valley Community Coordinating Council:** Frank announced that he was advised by Jo Rogers that her husband, Rex, will no longer be able to attend the GVCCC meetings as SIH representative. Therefore, the Board will have to consider new candidates for this responsibility. Bill volunteered to attend the GVCCC meeting in October.

9. **Date of next Board meeting:** The regular meeting of the Board of Directors is scheduled for Thursday, October 18, 2007 at the Ramada at 3:00 p.m.

10. **Adjournment:** The meeting was adjourned at 4:40 p.m.

Minutes submitted by:

Marilyn McClellan, Secretary  
Board of Directors