

**SAN IGNACIO HEIGHTS HOA**  
**Board of Directors Meeting**  
**August 21, 2008**  
**3:00 p.m.**

**Minutes**

1. **Members present:** Bill McGovern, Jane Bryant, Marilyn McClellan, Jan Paulsen and Bob Mitacek.  
**Visitors:** Bob Laine, Gil LeClair and Chuck McAninch.
2. **Call to Order:** The meeting was called to order at 3:00 p.m.
3. **Approval of Minutes: On a motion by Jane, seconded by Bob, the Minutes for June 19, 2008 were approved.** There was no Board meeting in July.
4. **Resident's Time:** No residents spoke at this time.
5. **President's Report:** Bill had no report.

**Vice-president's Report:** Jane had no report,

**Treasurer's Report:** Jan distributed signature forms for the Chase Bank brokerage account which then were signed by the four Board officers. Jan will deliver these to Chase Bank.

Jan submitted a corrected report for the Treasurer's Report ending May 31, 2008. She then distributed copies of the monthly financial statements ending June 30 and July 31, 2008. She reported that to date we have collected about \$26,000.00 in special assessments. She expressed her concerns about the rising costs for Donna's Property Management due mainly to rising fuel costs and increases in dumping fees.

**Marilyn moved and Jane seconded a motion to reimburse Jan for expenses itemized for May, June and July 2008 amounting to \$101.81. Motion passed.**

Jan mentioned a notice from the Pima County Sheriff's Dept. announcing "Terrorism & Disaster Preparedness Seminars". She thought this might be appropriate for our "Neighbors Night Out Potluck" on October 23.

Jan explained that she will wait until October 8 to reconcile August and September. She requested that the Board hold a special meeting on October 9 at 3:00 p.m. to discuss the 2009 Budget and then meet on October 16 to approve the Budget. Board members agreed to her request.

She is requesting a meeting with John Ott of GOLF to discuss the West Road issue. An article on the West Road history will be included in the September Newsletter.

Jan distributed copies of a proposal to eliminate garbage picks ups by Green Valley Sanitation (See attached). She explained the rising costs for GVS in fuel and dumping costs and the fact that personnel layoffs have been made by the company to cover these costs.

**Bob moved and Jane seconded a motion that beginning Monday, September 8, there will be only two days of trash pickup by GVS and these days are Mondays and Wednesdays. Motion passed.** Monday is regular trash pick up day while Wednesday is for pick up of recyclables. Today's action taken by the Board will be announced in the September Newsletter and Jan will submit an article explaining the rising costs experienced by GVS and Donna's Property Management.

6. **Secretary's Report:** Marilyn gave a preliminary report on the compilation of Email addresses of homeowners within the Association. Copies of her work were distributed to Board members. When questioned why this was done, Marilyn replied that it was her understanding this was to assist our Association in communicating with homeowners in times of emergency.

Jane explained to the Board that she thought the Email list should be used to communicate news about social events within the Association. Marilyn said that this was a surprise to her and not the purpose she understood and that, therefore, she would lay aside the work she had done. She also explained that the report she handed out was not for distribution and that they were her personal property. She did request that Board members review the report and submit any necessary changes to her directly on the report given to them.

7. **Committee Reports:**

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

**Common Ground Maintenance/Residential Landscape:** Chuck McAninch reported that his committee received many complaints in July. Most of the written complaints from homeowners were related to grass, weeds and fast growing brush in the Common Area. The Monsoon season was quite active in Green Valley and frequent rain events triggered the growth of plant life throughout the Association. Some homeowners complained about the appearance of their neighbors' front yards which were covered with weeds, overgrown plants and untrimmed trees. Those unsightly yards belonged either to "Snow birds", people on extended travel, or owners who had their properties for sale. Letters were sent to various property owners telling them of the need to hire maintenance workers to take care of the landscape problems.

The CGM/RL Committee requested that the Board overturn the decision made concerning Common Ground areas on South Westcotta Court. Letters had been mailed on May 19, 2008 to owners of Lots #132, #133, #134, and #135 advising them of landscape decisions to exclude certain areas of Common Ground that may have encroached into their private property. On August 19 Myron Thiel informed the Committee that the common area on these lots will be maintained. Marilyn was directed to send letters to the four homeowners informing them that the Board had made a mistake in sending the letters dated May 19, 2008. She will send letters to Barry and Donna Sheridan, Cathryn Graham, James and Julie Horton, and Millie Meinhold.

Chuck would like to recruit new members to the Committee. He requested that when Committee members or Board members receive verbal complaints to encourage people to submit their complaint on the appropriate Common Ground Complaint form. He said, "I think we are doing a good job in this regard, but for those people that sneak through with a phone call, a complaint can get out of hand in a hurry!"

- b. **Roads:** Gil LeClair reported that he had just received the seal coating schedule set by Bates Paving & Sealing, Inc. shortly before today's Board Meeting. The dates are September 8, 9, 10 and 11, 2008.

He shared a map given by Bates with color codes showing the dates on which various streets would be seal coated. Gil said he could prepare copies of the colored maps for distribution to homeowners.

Gil explained the additional costs for the seal coating by Bates which were listed in a change order received from that company. The additional amount is \$4,353 plus tax. This amount represents a 20% increase above the original amount charged and is due to the rising costs of oil and oil products. The total amount for the seal coating process is approximately \$28,000.00. **Bob moved and Jane seconded a motion to approve the additional costs of seal coating of roads in SIH HOA by Bates Paving & Sealing, Inc. Motion passed.**

**8. Unfinished Business:**

- a. **Correction of Annual Report to the Arizona Corporation Commission:** Marilyn reminded the Board that this question was addressed during the April 17 and June 19 Board meetings and no correction was necessary. The forms were mailed to the ACC on April 23, 2008. She reiterated that the Annual Report was done correctly and that our SIH HOA is in Good Standing with the ACC.

**West Road:** Jan reminded the Board of the history of the West Road. She noted that an article would be included in the September Newsletter explaining to all homeowners that the problem is not the Association's, but rather GOLF's. Complaints about the appearance of the West Road should be directed to GOLF, not to the Board.

**9. New Business:**

- a. **Newsletter:** Marilyn distributed preliminary copies of the September Newsletter. It was agreed that the Block Captains would distribute not only the Newsletter, but also the information sheet explaining the seal coating procedure for Association roads by Bates Paving & Sealing and the road map copied by Gil LeClair showing the schedule for seal coating.

**Resident's Time:** No residents spoke to the Board.

- 10. Adjournment:** The meeting was adjourned at 5:24 p.m.

- 11. Next Meeting:** The next Regular Board Meeting is scheduled for Thursday, September 18, 2008, 3:00 p.m. at the Ramada.

**Minutes submitted by**

Marilyn McClellan  
Secretary  
SIH HOA Board of Directors