

**SAN IGNACIO HEIGHTS HOA**  
**Board of Directors Meeting**

**January 17, 2008**  
**3:00 p.m.**

**Minutes**

1. **Members present:** Marilyn McClellan, Bill McGovern, Jan Paulsen, and Frank Smith. **Absent:** Ralph Hartsock. **Visitors:** Jane Bryant, Bud Gregory, Doug Jurgens, Gil LeClair, Chuck McAninch, Margaret Moore, Mary Nagle, Cynthia Peters, Patricia Tuccio, and Paul Wilson.
2. **Call to Order:** The meeting was called to order by Frank Smith at 3:07 p.m.
3. **Homeowner Concerns/Presentations:** Patricia Tuccio presented to the Board a lengthy letter written to the Board Secretary on January 10, 2008. Patricia and her husband, Paul Tuccio, owners of Lot #79 at 4199 S. Anastacia Court, had received a letter explaining that their continual parking of a vehicle in their driveway and across the sidewalk and in the drainage way close to their property was in violation of the CC&R's and the Handbook of Rules and Regulations. Due to circumstances listed in the written response, the Tuccios requested a waiver until April 2008 to allow them to comply with the CC&R's. Mrs. Tuccio also presented a written memo dated Jan. 14, 2008 which stated that the sidewalk ends at their north property line where their driveway begins.
4. **Approval of Minutes:** On a motion by Bill, seconded by Jan, the Minutes of the Special Board Meeting of January 7, 2008 were approved.
5. **Treasurer's Report:** The Financial Statement for December 31, 2007 was approved by the Board. Marilyn moved, and Bill seconded a motion reimburse Jan \$260.18 for the January 15 mailing expenses. **Motion passed.**

Jan presented a report on the status of Reserve Funds that are set aside for capital improvements and legal expenses. Due to projected costs of capital improvements on the common grounds and proposed seal coating of roads this year, it is predicted that at the end of 2008 our Reserve Funds will be severely depleted.

Jan discussed several options for generating income for the Reserve Funds. She stated that raising dues is not appropriate. She presented the Board with a recommendation for a special assessment in 2008 of \$500 per home which would go directly into the Reserve Funds. She explained that there has never been a special assessment in SIH HOA. Any proposed special assessment requires balloting and could pass with a "yes" vote by a majority of homeowners.

6. **President's Report:** There was none due to Ralph's absence.
7. **Committee Reports:**
  - a. **Architectural:** Bud Gregory will turn in his final report on revisions to Appendix A, Approved Colors after today's meeting, to Marilyn who will redo the chart and submit it for approval at the next Board meeting.

On behalf of his committee, Bud recommended approval for the Request for Architectural Improvement submitted by Hugh and Joyce Bell, owners of Lot #16 at 1599 W. Mariquita. The request is for removal of a portion of their back brick wall and installation of wrought iron to improve their view. Marilyn moved, and Bill seconded a motion that the request by Hugh and Joyce Bell be approved. **Motion passed.**

- b. **Common Ground Maintenance/Residential Landscaping:** Margaret Moore reported that work has begun on common ground projects approved by the Board on Dec. 20, 2007.
- c. **Roads:** Gil LeClair presented a proposal from Bates Paving & Sealing, Inc. for approval by the Board. The proposal total is \$32,012.90, of which \$30,792.00 is for asphalt preservation and \$1,220.90 is for Pima County charges. Due to the volatility of the oil market, prices are subject to change. Bill moved, and Jan seconded a motion to accept the proposal from Bates Paving & Sealing, Inc. **Motion passed.** The proposal was then signed and dated by Frank Smith and Jan Paulsen.

Jan asked Gil to obtain from Bates a breakdown of the costs of the East and West roads so we may bill GOLF and SIGE.

- d. **Nomination:** Jan reported that only one candidate for election, Jane Bryant, turned in a resume which was sent with the January 15 mailing. The committee declared that Jane Bryant was elected. Marilyn consulted the By-laws about written ballots either mailed or brought to the Annual Meeting and stated that she would make a motion at the Annual Membership Meeting to elect Jane Bryant by acclamation since she was the only candidate.

- 8. **Old Business:** The letter to be mailed to property owners re: Property Lines was rewritten, dated January 21, 2008 and included a deadline for homeowner response by February 21, 2008.

9. **New Business:**

- a. Bill reported on the GVCCC meeting he attended today. Items covered included: Casa de Esperanza's Adult Day Care and its services to the community; ADOT meeting at American Legion Hall on Feb. 6, at 3:30 p.m. to present and gather input on I-19 frontage roads; and a hazardous waste collection scheduled for February 16 at Valley Presbyterian Church.
- b. Jan moved and Marilyn seconded a motion that "Frank Smith be named Emeritus Director on the Board of Directors of San Ignacio Heights, that he may attend any meeting of the Board and participate in any activity or problem solving situations the Board may encounter, and that we thank him for the outstanding job he has done since his appointment to the Board. He has been diligent, thorough, and tenacious in pursuit of handling situations presented to the Board." **Motion passed.**
- c. Marilyn moved and Bill seconded a motion that the Board approve a letter to be sent to the Tuccio's explaining that their presentation to the Board had merit and that a waiver would be granted until April 30, 2008 to enable them to come into compliance with the CC&R's and the Handbook of Rules and Regulations. They would be reminded to not park in the drainage way. **Motion passed.**

- 10. **Date of next Board meeting:** Thursday, February 21, 2008, 3 p.m. at the Ramada after the Annual Membership meeting.

- 11. **Adjournment:** The meeting was adjourned at 4:41 p.m.

**Minutes submitted by:**

Marilyn McClellan, Secretary  
SIH HOA Board of Directors