

SAN IGNACIO HEIGHTS HOA
Board of Directors Meeting
June 19, 2008
12:30 p.m.

Minutes

1. **Members present:** Jane Bryant, Marilyn McClellan, Jan Paulsen. **Absent:** Bill McGovern and Bob Mitacek. **Visitor:** Chuck McAninch.
2. **Call to Order:** After declaring that a quorum was present, the meeting was called to order by Vice-president Jane Bryant at 12:30 p.m.
3. **Approval of Minutes:** On a motion by Marilyn, seconded by Jan, the Minutes for May 15 and May 19 were approved.
4. **Vice-president's Report:** Jane reported that a homeowner on Mariquita believes that no one in her immediate neighborhood voted for the Special Assessment and she wanted clarification of the vote. Jane gave her a copy of the report submitted by the Bob Mitacek of the Nominations Committee. Jan reported that three more ballots were received the day after the report was made to the Board. This put us at 84 "Yes" votes and 48 "No" votes. Jan explained that the special assessment would be listed on each property for sale in our HOA. The seller is responsible for paying the assessment.

Jane received a few questions from homeowners about the recent repairs on the roads. She will inform them that the roads will be seal coated in the fall, not paved.

Jane will advise a homeowner with property near GOLF that a complaint form needs to be submitted to the CGM/RL Committee requesting removal of plants that were left on the property after being cut down by the grounds people some time ago. That complaint will be given to Chuck McAninch of the Committee to review.

5. **Treasurer's Report:** Jan submitted the monthly financial statement ending May 31, 2008. She explained the transferring of funds from Reserve Funds to pay for road repairs and for erosion control. She then distributed a report listing expenses from January through May 2008 for common ground maintenance and for special projects. (See attached.)

Photocopies of checks are now being printed on the bank statements.

Special Assessments are being paid by homeowners, many mailing the entire amount of \$500 and others the \$250 amount as partial payment. The financial report for next month will show the amount received so far which then will be transferred from checking into the special assessment account.

6. **Secretary's Report:** Although she had no formal report, Marilyn requested we add discussion of the website to the agenda under New Business.

7. **Committee Reports:**

- a. **Architectural:** There was no report.
- b. **Common Ground Maintenance/Residential Landscape:** Chuck McAninch reported that Helmut Hoff, owner of Lot #131 requested removal of an acacia tree from the common area because it was causing debris problems on his property. The problem was resolved on May 30 when the tree was removed because of a huge crack in the trunk.

William F. Cowen of Lot #104 requested removal of two mesquite trees from the common area south of his residence that caused breaks and shifting in the walls on his property. His complaint was resolved on May 15, 2008 when the trees were removed.

James and Julie Horton of Lot #134 requested clarification of their lot lines and the common areas. Myron showed them his charts and the Hortons agreed to maintain their yard while Myron agreed to service a portion of the common area adjacent to their property lines. Their issue was resolved on June 5.

The bee problem reported in May by Mrs. Quinones of Lot #143 was resolved when a bee removal company from Tubac responded to her phone call.

Chuck reported that the erosion work was completed on Emelita at Westcotta, behind the cul-de-sac at the end of Campina Court, and the north side of Desert Jewel Loop between Emelita and Desert Jewel Court. The committee will meet with Myron Thiel to settle on a timetable for work on secondary erosion problems.

Piles of dirt left by the crew working on the erosion projects need to be smoothed out so that they don't encourage other dumpings.

Wind-blown garbage continues to be a problem in our streets and in the common area. Most of the debris is from the re-cycle bins. Even re-cycle bins have been blown along our streets. This is a problem that needs to be communicated to our homeowners. Marilyn agreed and said this could be discussed in the September 2008 Newsletter. It could also be an article posted on our website.

- c. **Roads:** There was no report.

8. **Unfinished Business:**

- a. **Status of annual report to the Arizona Corporation Commission:** Marilyn stated that this question was addressed during the April 17, 2008 Board meeting. The forms were mailed to the ACC on April 23, 2008.
- b. **West Road:** Jan reported that she received from Myron today an estimate of approximately \$5,000 which would include trimming and cleaning the north median and for prep work to re-rock the north shoulder of DJL and for other costs in the drain and monument areas. He also has an estimate of about \$4,800 annually for maintaining the median and the north side of DJL, areas which are the responsibility of GOLF.

Although we do not expect to fund these estimates at the present time, they should be

presented to the CGM/RL Committee. Jan believed that \$1,000 should be set aside now to clean the median and the north sidewalk areas because they are such a mess.

A suggested proposal to GOLF and SIGE is that they pay for all the prep work and the completion of it and we'll accept the maintenance of it, but they need to "kick something in." Jan has prepared a letter to the vice-president of Golf, their financial officer, and their manager about the estimated cost of doing the work on the West Road. Another letter to GOLF would suggest that they pay 80% of the costs and SIGE pay 20% while we pay nothing, however, we will maintain the West Road.

9. New Business:

- a. **Website:** Marilyn was given permission to contact Bob Dahms, our webmaster, and give him recent Board minutes, the Revised By-laws, and updates to Committee pages for posting on our website.

Suggestions for future inclusion on the website and in the newsletter included: 1) Information to homeowners about keeping bird feeders inside their walled areas such as patios; and 2) Securing their recyclables with covers or rocks to prevent debris and bins from being blown down the streets.

- 10. Resident's Time:** Chuck spoke of the importance of communicating with homeowners and thought that setting up Email procedures would help, especially when informing everyone of a current HOA activity or scheduled event. Lou and Phil English are gathering Email addresses of our homeowners and will submit the list to the Board.
- 11. Adjournment:** The meeting was adjourned at 2:01 p.m.
- 12. Next Meeting:** The next Regular Board Meeting is scheduled for Thursday, August 21, 2008 at 3:00 p.m. at the Ramada.

Minutes submitted by

Marilyn McClellan:
Secretary
SIH HOA Board of Directors