

SAN IGNACIO HEIGHTS HOA
Board of Directors Meeting
May 15, 2008
3:00 p.m.

Minutes

1. Members present: Bill McGovern, Jane Bryant, Marilyn McClellan, Jan Paulsen. Visitors: Bud Gregory, Chuck McAninch, Bob Mitacek and Ivars Vecbastiks.
2. Call to Order: After declaring that a quorum was present, the meeting was called to order at 3:06 p.m.
3. Approval of Minutes: On a motion by Marilyn, seconded by Jan, the Minutes for the Board meeting of April 17 and for the Special Membership meeting of April 23, 2008 were approved.
4. Residents' Time: Chuck McAninch asked about the results of the proposed Special Assessment of \$500. Jan explained that the deadline was today (May 15) and that 127 ballots were returned with 80% of the homeowners responding which was much better than she expected. The ballots will be counted on May 18 at 1:00 p.m.
5. President's Report: Bill attended the GVCCC meeting today. He brought to the Board's attention four items: 1) Free vaccines for measles and mumps; 2) Progress on the construction of the Performing Arts Center; 3) Virgil Davis' presentation on water needs at a meeting scheduled to be held at the Green Valley Public Library on May 17; and 3) Ray Carroll's presentation on the Pima Country budget.
6. Vice-president's Report: Jane distributed copies of a proposed letter to be signed by Bill and mailed to U.S. Representative Gabrielle Giffords asking her to take a leadership role with the pending legislation to designate the Tumacacori Highlands as a national wilderness area. (See attached.) Jane moved, and Marilyn seconded a motion, that we mail this letter to Rep. Giffords. Motion passed. Jane also shared brochures from Bud Haynes about the Tumacacori Highlands including the concept of "Sky Islands" for the protection of native wildlife.
7. Treasurer's Report: Jan distributed copies of the April 30, 2008 monthly financial statement. She reported that the bill for State Farm Insurance in the amount of \$1,278.00 was paid. She then asked why the coverage for the Ramada was raised from \$20,000.00 to \$50,000.00, what the rationale was for this, and why the additional coverage wasn't discussed with the Board. Bill explained that Skip Francisco, the insurance agent, recommended the increase in coverage and that this was discussed at the Board meeting held on March 4, 2008.

Jan explained the increased cost by Terminix of \$47.70 per home and noted that the original cost was \$35.00 per home. She reported that Marilyn mailed the Annual Report to the Arizona Corporation Commission. Preferred Plumbing was paid \$165.84 for the toilet repair in the Ramada. Lou English has contributed \$100.00 from her donations to cover part of these costs. Federal and State Income tax forms have been mailed and the cost of that was \$475.00 which will show on the next monthly financial statement.

Bill stated that the tax amount was not a line item in the 2008 Budget. Jan replied that this kind of bill must be paid whether or not it was a line item. The line item could be included in the next year's Budget.

Jan submitted a bill for \$93.25 for costs of copying assessment documents for the mailing the ballots, postage for Marilyn, and cost of mailing the income tax returns. Marilyn moved, and Jane seconded a motion that we reimburse Jan for \$93.25. Motion passed.

Jan will submit a bill for \$24.21 to Bill which she was directed to do at the last Board meeting. She gave original receipts to Bill and asked him to make copies of them. He will pay this bill.

Bill then asked Jan if she had a copy of the Financial Statement for 2007 with her, she said "No." He asked Jan several questions about the manner in which this statement had been put together. Further remarks from Bill about the statement led to his offer to sit down with Jan to explain his position. Marilyn reminded Board members that this report has already been sent to the Arizona Corporation Commission (ACC). After more discussion, Marilyn maintained that Bill was "breaking procedure" by bringing up questions about the Financial Statement for 2007 after the fact, the fact being that there was no opposition to sending this report to the ACC at the April Board meeting.

8. Secretary's Report: Marilyn reported receiving a phone call from Nyla Quinones about bees becoming a safety problem on the lot just west of hers. A phone call to Robert Brockman, owner of Lot #143 was made and he assured Marilyn that his property management firm Premier Properties, would take care of the problem. Marilyn then phoned Mrs. Quinones and let her know that the bee problem would be solved. Jan submitted the name of Avalon Organic Gardens as willing to remove bee swarms. This company can be reached at 603-9932.

Marilyn distributed copies of a form letter being mailed to owners of property lines that exceed their fence (wall) lines. This letter will be mailed on May 19, 2008 and will inform certain owners that SIH HOA is not responsible for landscape maintenance behind their fences. (See attached.)

9. Committee Reports:

- a. Architectural: An Improvement Request Form was received from Lyle M. Bitker, owner of Lot #153 at 1678 W. Circulo de La Pinata to replace the stepping stone walk from the front driveway to the rear patio with brick. Marilyn moved and Jane seconded a motion that Mr. Bitker's request be approved. Motion passed.

Bud Gregory presented a recommendation from his committee for approval of a Paint Request Form submitted by Dick Roberts, owner of Lot #129 at 1319 W. Mariquita Street to repaint the exterior of his house with two new colors: "Savory Taste" for the stucco and "Witch Hazel" for the trim and gates. Both colors are Sherwin-Williams and will be included in the Appendix A, Approved Colors upon its next reissue. Marilyn moved and Jan seconded a motion that the Board reject the request from Mr. Roberts. Motion failed.

Jane moved and Jan seconded a motion that the Board approve Mr. Roberts' request. Motion passed.

Over the summer months, the Architectural Committee will research the laws governing the placement of communication satellites on private properties. A recommendation will be made to the Board in the fall.

Bud announced that Jim Specht, a long-time member of the committee has resigned effective in April. Bud will send a letter of appreciation for Jim's 14 years of service and asked that the Board send one also. Bill asked Marilyn if she would send a letter, and she replied that she thought it would be more appropriate if the Board President send a letter of appreciation.

- b. Common Ground Maintenance/Residential Landscaping: Chuck McAninch, co-chair, reported that Donna's Property Management, replaced the broken window on Lot #68 owned by Phyliss A. Holden at 4129 S. Anastacia Court on April 25, 2008. The Hof's of Lot #131 at 1331 W. Mariquita Street want a tree cut down in the common area so Chuck has asked them to submit a Complaint Form. He has also asked the Nagle's and the Siebers to submit Complaint Forms about their current concerns. When these forms are received then the Committee can follow through.

Chuck reported that Myron Thiel has begun work on the erosion projects beginning with the most pressing one first at the intersection of Emelita and Westcotta Drive. All erosion projects need to be completed before the seal coating of streets in September.

A Complaint Form has been received from Bill Cowen of Lot #104 at 4235 S. Westcotta Drive about two trees in the common area that are destroying his wall. Myron has been advised to remove these trees.

- c. Roads: Bob Mitacek, substituting for Gil LeClair, repeated the information given at the April Board meeting that the dates for road repairs are scheduled for May 27, 28 and 29. Seal coating all roads will be in September but the exact days have not been confirmed. As soon as Gil knows, he will inform the Board.
10. Unfinished Business:
- a. Vacant Board Position: Marilyn moved and Jan seconded a motion that the Board appoint Bob Mitacek to the vacant position. Motion passed. His appointment is effective June 20, 2008.
 - b. Special Assessment: The Committee will meet on Sunday, May 18 to count the votes. The results will be announced on May 19. Notices will be mailed June 10 if the Special Assessment passes.
 - c. West Road: Jan suggested that the West Road Committee include Jan as chair, the Common Ground Maintenance/Residential Landscaping Committee members, Margaret Moore, the vice-president of IRI, the manager, and Myron Thiel. Jane moved and Marilyn seconded a motion to approve the West Road Committee and its members. Motion passed.
11. New Business:
- a. Special Board Meeting: The Board will hold a Special Meeting on Monday, May 19 at 2:00 p.m. to consider the results of the balloting for the Special Assessment and what actions to take based on the results.
12. Resident's Time: Ivars Vicbastiks suggested that the Board respect the work done by Bud Gregory over the years on behalf of the Architectural Committee. Bud's expertise is invaluable to the Association. He also suggested that it is hard for San Ignacio Golf Estates (SIGE) to get volunteers and he suggested that we consider paying for volunteer expenses in our Association.
13. Adjournment: The meeting was adjourned at 4:53 pm.
14. Next meeting: The next Regular Board Meeting is scheduled for Thursday, June 19, 2008 at 3:00 p.m. at the Ramada.

Minutes submitted by

Marilyn McClellan
Secretary
SIH HOA Board of Directors