

SAN IGNACIO HEIGHTS HOA
Board of Directors Meeting
November 20, 2008
3:00 p.m.
Minutes

1. **Members present:** Bill McGovern, Marilyn McClellan, Jan Paulsen and Bob Mitacek. **Absent:** Jane Bryant. **Visitors:** Lou English, Bud Gregory, Doug Jurgens, Bob Laine, Chuck McAninch and Frank Smith.
2. **Call to Order:** The meeting was called to order at 3:00 p.m.
3. **Guest Speaker:** Bill invited Jon Goldey from AAA Landscape of Tucson to make a presentation of services provided by his company. His company has a satellite office in Sahuarita and has a contract with Esperanza Estates in Green Valley. Mr. Goldey distributed and explained information sheets including a landscape maintenance specifications and agreement form. He discussed the schedule of services during the calendar year that would be provided on a monthly basis. At least two workers would be assigned on days scheduled for maintenance. He also explained the procedure of invoicing the Association on a monthly basis for services provided by the company's workers.
4. **Approval of Minutes:** On a motion by Jan, seconded by Bob, Minutes for Oct. 16, 2008 were approved.
5. **Resident's Time:** Lou English asked permission of the Board to approve the colors to be used in painting the interior of the Ramada. She turned in a list of homeowners who personally approve of the paint colors she selected. Lou explained that the paint and labor would be free. **Bob moved and Jan seconded a motion that the Board accept Lou's offer to donate materials and labor to paint the interior of the Ramada. Motion passed.**

Bud Gregory reported a rattlesnake at his front door. Chuck McAninch asked if there was any "fall out" from the visit to Mike Weinzierl regarding his driving his handicap scooter over the steep common ground area leading from the north end of Anastacia Court down to West Mariquita Street and about his placing sand and small rocks on that area. Marilyn explained that she had asked the co-chairs of the Common Ground Maintenance Committee to meet with Mr. Weinzierl and inform him of the safety factors involved in his misuse of the area. Other than Marilyn, Chuck and Jess meeting on Oct. 16, 2008 with Mr. Weinzierl regarding this safety issue and his placement of foreign matter on that area, no action has been taken. Marilyn reported that she had personally informed him that he would be liable for any injury to himself if he persisted in crossing over that common area.

6. **President's Report:** At today's GVCCC meeting Lt. Sandy Rosenthal, of the Pima County Sheriff's Office, discussed problems with burglaries in Green Valley. People involved in the various burglaries have been apprehended, arrested, and held for trial. According to Lt. Rosenthal there is not a burglary problem presently in Green Valley. Residents are cautioned that if they see a suspect working in their neighborhood they should not attempt to apprehend anyone, but should call 911 immediately.

Bill reported on a special parliamentary ruling based on Section 3824 d of the Arizona Revised Statutes that states that in determining the majority number required in voting on motions and resolutions, all Board members present at the meeting will be used and not just the number of Board members participating in voting. This information was given at today's GVCCC meeting.

The next hazardous waste collection is Saturday, Feb. 28, 2009.

7. **Vice-president's Report:** No report.
8. **Treasurer's Report:** Jan apologized for leaving her reports at home. She will give them to Marilyn to bring to the December Board meeting. She asked the Board to approve her expense of \$201.00 for printing the November newsletter; for paying \$233.82 to Lou English; for \$165.00 to Chuck McAninch for chemicals; and for her disbursement of a \$600.00 advance to Lou English for the December 4, 2008 Holiday Party expenses. **Marilyn moved and Bob seconded a motion to approve these expenses and the advance to Lou English. Motion passed.**

She reported that Special Assessment payments amounting to \$74,250.00 have been received to date. She mailed letters to 15 homeowners giving them the deadline of December 10 for payment and informing them that they will be charged \$7.50 monthly until they pay in full.

Jan brought up the Proposed 2009 Budget that was approved at the October 16, 2008 meeting under Unfinished Business. It is her belief that this motion still stands and that the Proposed 2009 Budget will be mailed to all homeowners in advance of the February 12, 2009 Annual Membership meeting. Bill disagreed, but no further action was taken on this subject.

Bill then noted that \$50,000.00 was included in the Proposed 2009 Budget for Common Ground Maintenance. He thought this amount was included in the Proposed 2009 Budget without asking for bids from other contractors. Jan replied that Myron Thiel offered to reduce the total hours of Common Ground Maintenance by Donna's Property Management while submitting two different bids for 2009. The proposed new hourly rate is \$23.00. Bill stated that it was a proposed contract and he would not sign it.

Jan stated that the September Treasurer's Report was understated by \$10,000 due to loss of CD transaction by Chase Bank. After submitting her receipt for the transaction, Chase Bank corrected its records and reinstated the CD.

Jan explained that the December 1 mailing is ready to go and Marilyn will take care of this in Jan's absence. Jan agreed that the recent article in the Newsletter accurately reported the termite infestation problem in the Ramada and how Terminix technicians solved this problem at no cost to the Association.

Jan recommended that we not renew the rental on our storage unit in Amado because the two important document boxes there can be stored in the Ramada.

9. **Secretary's Report:** There was no report.
10. **Member-at-Large Report:** Howard Zirkle informed Bob Mitacek that he was resigning as Block Captain Chair due to lack of time on his busy schedule. Bob has taken over the duties of Block Captain Chair until the Board can find a replacement.

11. Committee Reports:

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

b. **Common Ground Maintenance/Residential Landscape:**

Discussion of a proposed contract with Donna's Property Management led Jan to say that if there is no contract by January 1, 2009, Myron will be "out of here." Bob suggested we ask AAA Landscape to submit a bid for common ground maintenance by December 15 for submission to the December Board meeting. Chuck replied that he likes Myron's work and would like him to continue as our contractor. Bill asked Chuck to contact AAA Landscape to turn in a bid. Chuck declined to do this. No Board action was taken on the suggestion to get additional bidders for the common ground maintenance of SIH HOA.

Chuck reported that major weeding in the Common Grounds has been completed. The primary work schedules in upcoming months will be to remove unwanted shrubs, tree removals and trimming, and shrub trimming. Most of the complaints in September, October and early November were from homeowners on view lots who requested tree removal or trimming. All these complaints were settled successfully.

He explained that volunteers have undertaken to do some urgent maintenance work in the Common Grounds including weeding, shrub removal, spraying grass and weeds, and sweeping roads to help preserve our newly coated roadways. The purpose of this activity is to make visible areas of the Grounds more pleasing to the sight. The work being done should not be construed as any take-over of the principle services of Donna's Property Management.

The Board commended Chuck and his committee for all the good work accomplished in a very difficult year.

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

12. Unfinished Business:

- a. Frank Smith reported on the November 6 meeting held with Tim Bishop, SIH HOA Board members and CGM/RL committee members. It was an amicable meeting, but Tim stressed that he is not at the decision-making level. Frank described his meeting with Tim Bishop of GOLF the next day (November 7) as they looked at the problem maintenance area on the West Road (Desert Jewel Loop). Apparently no decisions from John Ott, IRI Vice-president, are forthcoming at this time regarding GOLF's maintenance responsibility for the West Road.
- b. Bob Laine has been working with GVS regarding problem of leakage of oil and hydraulic fluid on SIH HOA roads by GVS vehicles.
- c. Marilyn asked which Board member since our October meeting called James and Julie Horton about their independently contracting with Waste Management for trash pickup. Bill replied he has been trying to reach them, but his calls have not been returned. Marilyn was directed to prepare a letter to the Hortons providing the letter first would be reviewed by Board members.

13. **New Business:**

- a. Frank Smith reported on the attempted break-ins to homes on Acala, Amulet, Mariquita and Anastacia Court. Considerable damage was done to sliding doors on the patio sides of homes on those roads. Many of these homes were unoccupied. He recommended that the Board consider publication of this security problem and that the Board keep records on these incidents. Anyone having this kind of experience should report it to the Board. Plus the Board should ask the Sheriff's Department to increase its surveillance of our area.

14. **Adjournment:** The meeting was adjourned at 5:15 p.m. The next Regular Board Meeting is scheduled for December 18, 2008 at 3:00 p.m. at the Ramada.

Minutes submitted by

Marilyn McClellan
Secretary
SIH HOA Board of Directors