

SAN IGNACIO HEIGHTS HOA
Board of Directors Meeting
January 15, 2009
3:00 p.m.
Minutes

1. **Members present:** Bill McGovern, Jane Bryant, Marilyn McClellan, and Bob Mitacek. **Visitors:** Bill & Marlyn Allen, Sandy Beck, Bob Blair, Lou English, Charles Gebhardt, Doug Jurgens, Tom Kane, Bob Laine, Chuck McAninch, Gloria McGovern, Dale Miller, John Ohanesian, Jan Paulsen, Ramon and Nyla Quiñones, Jim Trimbell, Paul Wilson and Shirley Wilt.
2. **Call to Order:** The meeting was called to order at 3:00 p.m. Bill declared a quorum was present.
3. **Board Vacancy:** Bill announced that on January 8, 2009 Jan Paulsen resigned from her position on the Board. Jan requested that her letter of resignation be read aloud. Bob read her letter. **Jane moved and Bob seconded a motion to accept Jan's letter of resignation. Motion passed.**

Bill stated that he had invited Ivars Vecbastiks to attend today's meeting. He explained that Ivars had applied for appointment to the Board in May of 2008, but Bob was appointed at that time. **Jane moved and Bob seconded a motion that Ivars be appointed to fill the Board vacancy. Motion passed.** Ivars then moved to the Board table to participate as the newly appointed member.

Bill stated that the position of Board Treasurer is now open. **Jane moved and Ivars seconded a motion that Bob be appointed Treasurer. Motion passed.**

Bill announced that we now need a Nominations Chair since Jan has resigned her Board position. **Bob moved and Ivars seconded a motion that Jane be appointed as Nominations Chair. Motion passed.**

3. **Proposed Minutes: December 18, 2008; January 7, 2009:** **Bob moved and Marilyn seconded a motion to approve the Minutes of December 18, 2008. Motion failed.**

Jane moved and Bob seconded a motion that the Minutes of January 7, 2009 be approved as presented. Motion passed.

4. **Resident's Time:** Jan Paulsen explained events leading to the signing of the contract with AAA Landscape by the Board President on January 2, 2009. She discussed the recommendation by the Common Ground Maintenance/Residential Landscaping Committee (CGM/RL) to the Board. She explained that there was no prior request to the Board from that committee to seek bids for contract with any maintenance companies nor had the committee ever reported to the Board any dissatisfaction with the services of Donna's Property Management, the current maintenance contractor. She also stated that Myron Thiel, manager of Donna's Property Management was never asked by the CGM/RL Committee to submit any bids for the 2009 contract with the Association.

Jim Trimbell asked how many hours would be provided by AAA Landscape each month for common ground maintenance. Bill replied that the contract is not based on hours; it is based on performance. He informed residents that the monthly fee by AAA Landscape is \$1,682.00. Jim replied that AAA Landscape could not possibly do the maintenance work for such a small amount and that it is most likely that the Association would be charged much more over the long run.

Shirley Wilt complained that certain common ground areas have not been maintained.

Paul Wilson asked why we couldn't have volunteers do some of the maintenance work. He explained that he has done some of the work voluntarily and didn't understand why we don't have a volunteer committee in our Association. He has belonged to other Associations that do have volunteer committees.

Chuck McAninch remarked that frequently when he, as former co-chair of the CGM/RL Committee, asked for volunteers to work on a project, he received excuses why they couldn't participate. He did say that Bob Laine, Doug Jurgens, and Jess Stokes are excellent workers on the median strip. Bob is well known for his maintaining the yellow paint on the curbs within the Association

Further discussion by residents led to the question of liability in case any volunteer suffered injury while working on a maintenance project. Bill explained that we do have a liability policy with State Farm Insurance and perhaps the Board could look into its coverage.

Sandy Beck explained that at one occasion her husband, Jack, had volunteered to work on a paint project and had made time on his schedule to meet the other volunteers at a time and place. However, when he arrived there he was told "Oh, we decided to start earlier and we don't need you." Sandy then asked, "So why volunteer?"

At this point, Bob Mitacek read aloud and then distributed to Board Members his reply to the Secretary's report made on December 18, 2008.

- 6. President's Report:** Bill reported his attendance at today's GVCCC meeting. GVCCC and AAA Landscape Management will present an HOA Tree Care educational seminar on Monday, February 2 at the Green Valley Mall from 1 to 2 p.m. Interested homeowners may call the GVCCC office at 648-1936 for reservations. Household hazardous waste collection is scheduled at the Valley Presbyterian Church on Saturday, February 28 from 8:00 a.m. to Noon.

Bill reported sending a letter to James and Julie Horton of Lot #134 acknowledging that the Board appreciates their voluntarily changing trash pick up companies from Waste Management back to Green Valley Sanitation (GVS).

Bill thanked Bob Laine for working with GVS to restore trash pickup to Thursday. Now GVS picks up trash on Monday and Thursday. Recycling pick up service is on Wednesday.

- 7. Vice-president's Report:** There was no report.

8. **Treasurer's Report:** Jan Paulsen distributed to the Board members present various financial reports. These included:

Monthly Financial Statement November 30, 2008
Monthly Financial Statement December 31, 2008
2009 Dues Report
Special Assessments 2008
Donna's Property Management 2007
Donna's Property Management 2008

9. **Secretary's Report:** Marilyn thanked Bill for giving her copies of: 1) his letter sent to Myron Thiel of Donna's Property Management dated Dec. 20, 2008 informing him that the Association approved the proposed contract with another company for 2009 and was extending his contract until January 30, 2009; 2) the contract he signed on Jan. 2, 2009 with AAA Landscape; and 3) the letter dated January 28, 2009, he sent to James and Julie Horton of Lot #134.

Bill asked Jan for the key to the Association post box. She replied that Marilyn has it. **Jane moved and Marilyn seconded a motion that the key to the Association post box be given to Bob Mitacek. Motion passed.** Marilyn gave the key to Bob.

Marilyn distributed to Board members copies of the letter from John Ohanesian in which he asked for information on the awarding of the Common Ground maintenance contract to AAA Landscape.

10. **Member-at-Large Report.** Bob reported on his meeting with Lig Schuyler of Lot #51 regarding the placement of a bird feeder. Mr. Schuyler agreed to move it inside his fence line. Bob spoke with Capt. Melissa Smith, Community Liaison Officer of the Green Valley Fire District about possibly being a speaker at an Association meeting. She may be contacted at 625-9400 or cell #603-5810, or Email at msmith@gvfire.org. He reported being asked to get bids from storage companies. (See below.)

11. **Committee Reports**

- a. **Architectural Committee:** There was no report.
- b. **Common Ground Maintenance/Residential Landscape Committee:** Bill announced that Jess Stokes and Bob Laine are the co-chairs of the CGM/RL Committee. Bob Laine stated, "We're trying to save money on landscaping, that's the reason for signing with AAA Landscape, and if that doesn't work out, we'll do something else."
- c. **Roads:** There was no report.

12. **Unfinished Business:**

- a. **Storage Rental.** Bob reported his seeking bids from various storage companies in the area for one year's rental. He suggested that the Board retain Amado Storage because it charged the least amount for rent of a storage unit for one year. **Jane moved and Bob seconded a motion that the Board approve the contract with Amado Storage for \$132.00. Motion passed.**

- b. **Block Captain Chair Vacancy:** Bob Mitacek reminded the Board that Howard Zirkle had resigned as Block Captain Chair. Bob has been acting as Block Captain Chair and would like someone to volunteer for this position.

13. New Business:

- a. **2009 Annual Meeting:** Jane distributed the tentative list of items to be included in the January 15, 2009 mailing to Association Members. The meeting is scheduled for Thursday, Feb. 12, 2009 at 1:00 p.m. in the Palo Verde Room at the Canoa Hills Recreation Center. Registration for the meeting is at 12:30 p.m.

- 14. Residents' Time:** Both Bob Blair and Bill Allen strongly recommended that the Board use the services of an outside third party to audit the books.

- 15. Additional Remarks by the President:** He stated the Minutes for December 18, 2008 were not approved. Then he stated that in an Email message to Marilyn he asked her to resign as Secretary of this Board. Marilyn raised a point of order to the effect that in his Email to her, Bill was violating the requirements of Executive Session and that the reason she did not respond to his Email was that it was totally unacceptable to her to discuss any issue brought up in Executive Session. Bill replied: "I have asked you to resign as Secretary." Marilyn replied: "I am not going to resign."

Bill then asked Board members: "Do we have a motion for removal of Marilyn as Secretary of this Board?" Marilyn then said: "You need to have reasons why." Bill then asked: "Do we have a motion to table that?" **Bob moved and Marilyn seconded a motion to table the discussion. Motion passed.**

- 11. Adjournment:** Bill adjourned the meeting at 4:58 p.m.

- 12. Next meeting:** The next Regular Board Meeting is scheduled for Thursday, February 19, 2009 at the Ramada at 3:00 p.m.

Minutes submitted by:

Marilyn McClellan
Secretary, Board of Directors
SIH HOA