

**San Ignacio Heights HOA**  
**Monthly Board of Directors Meeting**  
**September 15, 2011**  
**3:00 PM**

1. Call to order: President Charles Gebhardt called the meeting to order at 3:09 PM.
2. Quorum: Board members in attendance were Charles Gebhardt, Cathryn Blodgett and Bob Mitacek.
3. Approval of Minutes: The Minutes of the Board meeting on June 16, 2011 reviewed and approved. Minutes will be posted on the SIH web site.
4. Residents' Time: Resident in attendance: Virginia and Keith Siebers. They reported that in talking to AAA site manager, Kenny, it appeared that he was not clear on where he should be working on property. Charles to check with Paul to be sure AAA is informed as to the defined sections and what they should be working on.
5. President's Report: Charles reported that the GVC meeting there were presidents from other homeowner's associations speaking on the activities of their groups. Several were large enough for hiring full time personnel to cover different duties. One said they had spent \$500,000 in roads funds during the past 5 years. There was also a report on buffelgrass – more information on buffelgrass can be found at [www.buffelgrass.org](http://www.buffelgrass.org). The Animal League of Green Valley is looking for volunteers – 625-3170 or [www.talgv.org](http://www.talgv.org). Over the summer there were three architectural requests that came through the president and all were approved.
6. Vice President's Report: No report.
7. Secretary's Report: No Report.
8. Treasurer's Report: The following was reported for June, July, and August financials. The **August** financials read as follows: balance of the checking account is \$24,142.67. The balance of the savings account is \$44,924.95, and CD balance is \$170,722.82 that includes the additional \$20,000 CD purchased for the road fund. The total fund balance is \$238,790.42. The road fund now has \$76,019.95 set aside. Bob also reported that all dues from homeowners have been collected.
9. Member-at-Large Report: No report.
10. Committee Reports:
  - a. Architectural Committee – No report.
  - b. Landscaping – No report
  - c. Roads – No report.
11. Unfinished Business:
  - a. Bulbs for the monument have been replaced. Repair of electrical outlets on monument has not been completed. Paul to follow-up with electrician.
  - b. Update on Satellite dish and other changes to CC&R. Cathy reported that she went through the CC&R's dated Feb 2007 and found several potential changes to the language. Attached is a list of the suggested updates to the CC&R's. The board will review and make recommendations for the next meeting. And update and restatement of the CC&R's will have to be approved at the next general meeting. Cathy to prepare the restatement and it will be mailed to homeowners in the end of year mailing.
  - c. Paul to update information on completion of erosion work on common grounds.
12. New Business: None
13. Residents' Time: Kathy Chute reported the SIH Autumn Potluck would be held on Saturday October 9<sup>th</sup> at the Canoa Hills Rec Center.

14. Next Board Meeting: October 20, 2011.
15. Adjournment: The meeting was adjourned at 3:50 PM.

Cathryn Blodgett (625-5875 or [blodgettcc@cox.net](mailto:blodgettcc@cox.net))  
Secretary, SIH HOA Board of Directors

- Proposed -

**Amendment 3 to Second Amended and Restated Declarations of Conditions, Covenants and Restrictions for San Ignacio Heights and San Ignacio Heights Homeowners Association Dated February 15, 2007.**

1. Article 1, Definitions. Item A “APSIC” is changed to read:  
“A. “APSIC” means any group of groups of committees that coordinate architectural, landscape maintenance, road maintenance and/or site improvement for the Association. Committees will be made up of volunteers from the community and may or may not be appointed by the Board of Directors. These groups or committees monitor, report, oversee numerous functions provided in this Declaration.”
2. Article IV, General Restrictions and Prohibitions. Item B Signs.  
In the first sentence the words “For Sale signs and unsightly objects” are deleted.
3. Article IV, General Restrictions and Prohibitions. Item F Parking.  
In the first section the words “Many Lots have very short driveways. Throughout the Properties parking space is precious and very limited” are deleted.
4. Article IV, General Restrictions and Prohibitions. Item F Parking.  
Section 1. Owners: In the last sentence is changed to read: “Frequent or repetitious parking is not permitted on the street, in drainage ways or in guests’ off street parking spaces. Frequent or repetitious is defined as occurrences of greater than XX times in a given 30-day period.”
5. Article VI Architecture Plantings & Site Improvements, C Plantings & Site Improvement Requirements:, Section 3 Common Area Modifications: The second sentence is changed to read “APSIC approval is required for any new plants in Common Areas.”
6. Article VI Architecture Plantings & Site Improvements, C Plantings & Site Improvement Requirements:, Section 4 Visibility Affecting Traffic: The second sentence is changed to read “APSIC will remove or modify offending plant or plants.”
7. Article VI Architecture Plantings & Site Improvements, C Plantings & Site Improvement Requirements:, Section 7 Screening of Mechanical Equipment: the following is added to the end of the section:  
“d. Solar Panels are excluded from the above restrictions so long as they are installed by a state licensed service and do not obstruct neighboring houses mountain views.”
8. Article VI Architecture Plantings & Site Improvements, C Plantings & Site Improvement Requirements:, Section 8 Aerials and Antennas: The first sentence is changed to read  
”Aerials, antennas or other devices for transmission of television, radio or other communication devices may be placed as needed if installed by a state licensed service, are in consideration of the house design, do not obstruct neighboring houses mountain views, and are consistent with rules and regulations of the FCC.” Items a. and b. are deleted.
9. Article VI Architecture Plantings & Site Improvements, E Enforcement, Approval Cost Recovery and Appeal:, Section 2 Approval. The first sentence is changed to read, “No building or site improvement shall be constructed or removed without the written approval of the APSIC.”

10. Article VI Architecture Plantings & Site Improvements, E Enforcement, Approval Cost Recovery and Appeal; Section 2 Approval, a. is changed to read “Architecture, Planting and Site Improvement groups or committees shall report to the Board of Directors. Where there is a conflict of interest between the committee member and the approval request, the matter will be returned to the Board of Directors for action.”