

**San Ignacio Heights Homeowners Association (SIHHOA)**  
**ANNUAL MEMBERSHIP MEETING**  
**February 20, 2025**  
**Minutes**

**DATE:** February 20, 2025

**Location:** Santa Rita Springs Center – Anza Room  
921 W Via Rio Fuerte – Green Valley AZ

**Call To Order:** Called to order at 2:30 by President Don Julien. Don welcomed all Attendees and introduced the current HOA Board and committee chairs

**Established Quorum:** There were 29 households in attendance  
Quorum established

**Approval of the 2024 Annual meeting minutes:**

Motion made to approve the February 15, 2024 minutes - M/S/P

**Presidents Report:** Don Julien gave an overview of the actions that took place in 2024  
See Don's presentation

**Treasure's Report:** James Trobec reviewed the 2024 finalized financial information along with The 2025 budget. See SIH financial records for 2024  
Motion was made to approve the 2024 financial statements. M/S/P  
Motion was approved to pass the 2025 budget. M/S/P

**HOA Board Election results**

Jerry Coffee: 46 votes - James Trobec: 44 votes  
Both elected to the HOA Board

**Board Committee Reports:**

**Architectural Report -Chuck Willie**

- 17 Requests in 2024
  - 7 for paint
  - 1 for security
  - 1 solar
  - 4 miscellaneous
- Reviewed some of the reasons for the need for an architectural review

**Ramada/Social Committee**

- No report

#### **Block Captains – Martha Gamez**

- Martha could not make the meeting
- Don provided some detail on potential changes that would enhance communication with the members of the HOA

#### **Compliance Committee – Elizabeth Allard**

- Committee is working on a few compliance issues
- Ms. Allard is walking the neighborhood looking for any issues
- Discussion regarding the filing of a complaint if the person filing the complaint that it is “public knowledge” – State law notes that the information is public.
- If someone wants to make a complaint, start by reviewing the CC&R’s regarding the issue
- Short discussion on temporary issues (for example: storage during a construction project)

#### **Grounds and Landscaping – Phil Pitts, acting chair**

- Felix Landscaping and crew are really good to work with as they are flexible and responsive
- Short discussion on cutting a tree vs trimming a tree. Trees will be trimmed before it is cut down (see CC&R’s)
- Discussion on the herbicide that was recently placed on some of the common areas of the HOA. Herbicide is used to get rid of weeds, keep wanted plants and reduce the time/expense of weed wacking vs trimming during the summer months.

#### **Member Participation Time:**

- Dennis Lytle – Complaint about speeding issues on HOA roads
- Rose Thomas – HOA fundraising for certain projects
- Joe Morgan – Concerns about erosion on hill on Constancia
- Marianne Checkovich – Dark Sky concerns
- Virginia Siebers – Herbicide spraying concern with dogs
- Bev Owen – Dark Sky comment on news article
- Chuck Willie – Contact him regarding the contact information for the code enforcement person

#### **New Business – Roads**

- Chip seal presenter was not available today
- Road committee has recommended two options: Chip Seal and total Replacement
- Roads are 30 plus years old and in poor condition. Average lifespan of a road in 25-30 years
- \$400K for Chip Seal and \$1.2 million for total replacement (approx. costs)

- Timeline for Chip Seal (assuming the HOA members approve an assessment for the work) would be to make needed repairs to certain needed areas of the roadway in 2025. Then the Chip Seal would take place sometime in 2026.
- Tom Kane brought up the need to take care of the roads now and asked about the current funds. This transitioned to a discussion of the 2025 dues increase (additional funds to be put towards the road fund) and potentially removing the termite service as a way to add additional funds (~\$12,000) to the road fund. As the 2025 budget has been approved, the only way that this could be changed is if there was a motion to reopen the budget. This motion was made seconded and approved.

**Budget reopened:**

- Motion was made to keep the termite service in the current budget as a service to all members of the HOA. M/S/P
- A good back and forth discussion surrounding the reasons for and against keeping the termite service ensued.
- The motion was called for and a hand vote by those in the meeting was made.
- The motion to Keep the service passed by a clear majority of the members in attendance

Jeanne Macauley thanked the Board and Committee members for their work in 2024 !

**Meeting Adjournment:**

- Meeting was adjourned at 4:10

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**BOARD MEETING MINUTES  
San Ignacio Heights, Inc.**

**Date:** February 20, 2025

**Location:** Santa Rita Springs Center – Anza Room  
921 W Vita Rio Fuerte Green Valley AZ

**Call to order:** 4:22pm - immediately following the SIH annual meeting

This meeting was called immediately after the annual HOA meeting to discuss, vote and approve the following list of officers for the SIH HOA for 2025:

PRESIDENT	Don Julien
VICE PRESIDENT	Dave Fenner

SECRETARY

Jerry Coffee

TREASURER

James Trobec

Ex Officio: RECORDER

Martha Gamez

A small discussion took place regarding some of the duties of the above positions. Further discussions on the subject will be made at the next few regular board meeting.

Meeting adjourned at 4:32 pm