

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

- Date:** March 19, 2025
- Location:** SIH HOA Ramada (1620 West Mariquita Street)
- Call to order:** 9:01 am
- Roll Call:** Don Julien, Dave Fenner, James Trobec, Jerry Coffey and Elizabeth Allard. Quorum established.
- Residents attending:** Gary Parker, Chuck Willie, Al Loomis, Marta Felix, Mariano Felix, and Tom Kane.
- Review and adoption of the agenda, as modified:** The following additions were made to the agenda: Elizabeth Allard requested that Towing Signs be added under New Business, Jerry Coffey added Garbage Contracts, and Martha Gamez added Board Officer Roles and Responsibilities to Old Business. **M/S/P**
- Approval of Minutes:** The minutes of the February 19, 2025 Board Meeting were approved. The minutes of the Special Meeting on February 20, 2025 were corrected, names and dates. **M/S/P**

**Resident Time:**

**Tom Kane:** Raised questions about the Roads, specifically the cost per portion of each project (crack seal, repairs, fog seal, chip seal and sealcoat). We have been discussing this matter since he moved in in 2003 – and we are not any further along in getting the roads repaired.

**Gary Parker:** Stressed the criticality of fixing the roads before anything else. The roads are in huge disrepair and are causing the value of our homes to decrease. Anything else, dedicated landscaping projects or overhauls, pest control, etc. should be put on hold until we get control of the road's situation. He recommended that the Board stop breaking the project out by phases (listed above) and simply state it will cost us \$446 to get every road in the HOA fixed.

**Marta Felix:** Raised a question about the dues increases, from the price when she moved in, to \$680 and then \$815 this past year. She also wanted to know why Pima County does not maintain the roads. Don explained to her that Pima County will not take over the roads until they are repaired to their standard, and it then requires a Board of Supervisor approval. So, having Pima County take over the maintenance of the roads is not an option.

## **Officer Reports:**

**President, Don Julien:** Filed the Arizona Corporate Commissions report and the Green Valley Council information forms.

**Vice President, Dave Fenner:** No report

### **Treasurer Report, James Trobec:**

- The \$233K CD matures on March 28. James suggested that when we renew that CD for another two-month term, we create a separate CD for \$50K from the checking account (HOA operational funds) for two (2) to four (4) months, depending upon favorable rates. **M/S/P**
- The financial reports had been previously distributed. There were no questions and the statements were approved. **M/S/P**
- James raised the question about how to handle the past due notices to homeowner's whose dues are still delinquent. It was decided that he would send an email first, followed by a letter.

### **Secretary Report, Jerry Coffey:** (Item brought forward from New Business.)

Don has granted Jerry permission to explore negotiating a garbage service contract. While our residents are currently paying \$74.00 per quarter to Republic, other HOA's pay a little as \$51.00. While it does not seem like much, \$23 per quarter less equates to \$92 per year savings for each homeowner. Jerry will research our options (Republic, Titan, Waste Management) and report back to the Board.

### **Member-at-Large, Elizabeth Allard:** (Item brought forward from New Business and Compliance Committee Report.)

- Elizabeth has talked to a towing company in Amado. They are willing to provide signs for us to use in the guest parking areas of the HOA. They will indicate no parking for more than three (3) days in those areas or the vehicle will be towed at the owner's expense. She will report back to the Board.
- 4161 Campina has moved the camper and trailer and is attempting to clear out the garage and move the one car into the garage.
- 4217 Emelita is still out of compliance, relative to the tree in the back yard.
- 4221 Emelita has cleared out their garage and now parks both cars properly.
- Recommended that Don create a concise, bullet-point type handout about the roads. It could be kept at the Ramada – and available at meetings for people to read before raising questions.
- The issue came up about signs in the yards – political (candidate related) signs and signs of personal belief (e.g., Never Forget). Pima County has ordinances regarding political signs – can be installed seventy 70 days before an election and must be removed three (3) days following.

## **Committee Reports:**

**Architectural Committee, Chuck Willie:** No requests this month, just inquiries.

**Landscaping/Common Grounds, report given by Don Julien:** Don fielded a few questions from residents, particularly the issue from Don Caudill, behind Westcotta Court.

**Roads Committee, Al Loomis:** No report

**Ramada Committee:** A question was raised about whether we have any liability for the upcoming kitchen remodel project at the Ramada. Although there is no expense to the HOA (donated sink, counters, labor, etc.) – should there be an injury or incidental damage, what is the HOA's liability?

**Compliance Committee, Elizabeth Allard:** No report, see Officer Report above.

**Old Business:** The two items under Old Business, Annual Meeting review and Committee and Board Officer Roles and Responsibilities were tabled until the April meeting.

**New Business:** Jerry Coffey made the following motion:

- We reverse the 20% increase in HOA dues that was approved by the Board in November 2024 and,
- Renaming the action a “Partial Road Fund Assessment,”
- Applying the entire \$135 increase that has already been received solely to the Road Fund, which was the plan all along and
- Take the HOA dues back to \$680.

Should the Board approve an assessment for Road Repair (example: \$500), the \$135 will be subtracted from the assessment, decreasing the amount owed by the homeowners to (for example, \$365), still giving the road fund the full \$500 assessment.  $\$135 + \$365 = \$500$ .

During the lengthy discussion that ensued, where Board members required clarification on the motion, it was explained that if we passed the motion, it would create a short-fall, and we would not be able to proceed with the phases proposed at the annual meeting. The motion failed, for lack of a second.

In the months to come, we will provide a better breakdown for residents regarding how their dues are allocated. For example, X% for operating costs, X% for Road Reserve, etc.

**Meeting adjourned at 11:30 am**