

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

Date: December 18, 2024
Location: SIH HOA Ramada (1620 West Mariquita Street)
Call to order: 9:00 am
Roll Call: Don Julien, Dave Fenner, James Trobec (by phone), Martha Gamez and Elizabeth Allard. Quorum established.
Residents attending: Al Dobson, Al Loomis, and Chuck Willie.

Review and adoption of the agenda: Motion made to adopt the agenda, after adding Board Communications under New Business. **M/S/P**

Approval of Minutes: Dave Fenner raised an issue about the full membership email that was sent (notifying residents of this meeting). Dave felt strongly that Don's comments did not accurately reflect the discussion or actions taken at the meeting or reflected in the current version of the minutes. Motion was made to revert to the original "draft" minutes of the Secretary, only adding the word "Proposed" when referencing the 2025 budget. Motion made to approve November 20, 2024 revised minutes. **M/S/P**. (NOTE: Dave requested that his letter be added to the minutes, see attached.)

Approval of email action: Don reminded the board members of the rules regarding "open meetings." Don provided a detailed report on motions, discussion and actions taken over emails regarding the wording of membership annual dues notices, which is attached. In summary, a motion was made on November 30, 2024 to authorize the Treasurer to split the dues into two payments, one due in January and one due in the beginning of April. **M/S**

An amendment to the motion was made on December 1 to add the following to the end of the main motion: "... for any owner that may have difficulties meeting the full payment obligation in January of 2025". **M/S/P**

Amended Motion: "To authorize the Treasurer to split the 2025 dues into two payments, one due in January and one due in the beginning of April, for any owner that may have difficulties meeting the full payment obligation in January of 2025." **M/S/P** on December 2.

Resident Time: No comments

Officer Reports:

President, Don Julien:

- **FinCen filing completed.** The filing date has been suspended, but since we have already filed, we are okay.
- **Landscaping Contract:** The contract is still pending; a final proposal from Gabe is due by the end of this week. Therefore, we will carry the issue over to the January meeting. We are continuing with the 2023/2024 contract.
- **Don has received a number of emails from residents regarding the dues increase.** No further details provided.
- The San Ignacio Heights HOA donated sixty pounds of miscellaneous food items to the Community Food Bank – from donations from HOA residents!

Vice President, Dave Fenner: No report

Treasurer Report, James Trobec:

- James has not received any requests for payment accommodation.
- The year-end reports may be a bit late, as James is out of the state until mid-January.
- The November financial reports had been distributed to the Board members prior to this meeting. **M/S/P**

Secretary Report, Martha Gamez: Martha is collaborating with Don, who has additional information for the Resident List. The membership list will be distributed to residents about the end-of-the-year.

Member-at-Large, Elizabeth Allard: Elizabeth asked about any unresolved compliance issues. She was given a status update on the Glenn Yauney issue as well as the Black Lincoln LS. A general discussion on private roads versus public roads ensued.

Committee Reports:

Architectural Committee, Chuck Willie:

- **Architectural Requests:** Only two requests were received this month. One was a paint request, on which no board action is required. The other is the pool request from last month, which is still awaiting responses from the requestor.
- **Culvert update:** The patchwork on the culver has held up well. One concern is that one end of the brick wall (4139 Constancia) appears to have pushed out toward the culvert about $\frac{3}{4}$ of an inch. This is new -- since April, 2024. Some additional caulking and spraying needs to be done, but there is no rush.

- **Weep Holes:** We need to remind folks (especially those whose backyards are above the ground behind their yards) to keep those weep holes open and unplugged.

Roads Committee, Al Loomis:

Al requested a status update on the special assessment. He stressed the need for an assessment. Even if we only did repair and patching this year, the cost would be \$60-\$80K. It was decided to have a more in-depth discussion on this issue at the January meeting, to include a motion to do road repairs in 2025. This will be a major discussion.

Also, there is a water leak on Circula de la Pinata, like the one a year or so ago on Mariquita. Al will contact the Pima County Water Board to make sure that, this time, they repair the road properly.

Ramada Committee: No report

Compliance Committee: No report.

Nominating Committee, Martha Gamez: As of the date of the meeting, no one beyond Jeffrey Coffey has indicated an interest in serving on the Board.

Old Business:

2025 Budget Approval: We neglected to formally approve the proposed budget at our last meeting. A motion was made to change the 2025 Dues Increase Notes at the bottom of the page to state: Dues raised to \$815 (20% increase). 100% of the dues increase is allocated to the Road Reserve. **M/S/P.** A motion was then made, using the proposed 2025 budget with the dues increase note above corrected, as our final 2025 Annual Budget. **M/S/P**

Annual Meeting: A brief discussion on the agenda for the annual meeting:

Annual Reports by Officers
Annual Reports by Committee Chairs
Chip Seal presentation
Election of Officers

New Business:

Board Communications: We need to do a better job of communicating Board actions to the HOA membership. Martha will send draft minutes to all Board members.

Meeting adjourned at 11:00 am