

BOARD MEETING MINUTES
San Ignacio Heights, Inc.

Date: January 15, 2025
Location: SIH HOA Ramada (1620 West Mariquita Street)
Call to order: 9:00 am
Roll Call: Don Julien, Dave Fenner, James Trobec, Martha Gamez and Elizabeth Allard. Quorum established.
Residents attending: Chuck Willie, John Plantz, Vaughn Randall, Greg Raveaux, Peter Johnson, Al Malecha, Al Loomis, Don Caudill, John Mear and Jerry Coffey.

Review and adoption of the agenda: M/S/P

Approval of December 18, 2024 Minutes: M/S/P

Resident Time:

Don Caudill: Raised his concerns about all the common areas on Wescotta Court. He was provided with the form to submit a formal request.

Greg Raveaux: Reported the tree at 4170 Campina which is obstructing his view. He worked with the property owner previously, but the house is now for sale with a contract pending. Don will make sure the Title Company is aware of the issue. Greg also brought up the various issues on the house at 4161 Campina. Of primary concern to Greg was the overgrown bush that is half on their homeowner's property and half on the common grounds.

Peter Johnson: Peter asked for a status on the Road Reserve. Don briefly gave him an update, explaining that we would be discussing Roads further down the agenda.

John Plantz:

- In reference to an earlier question about how much other HOA's pay in annual dues, John reminded other residents that you cannot compare annual dues. There are many factors that influence cost. Some in Green Valley pay \$1,800 a year, while others pay \$400.
- The Reserve Study that was done a few years ago is no longer of any value, as it is out-of-date.
- John feels strongly that we need to better educate residents of their responsibilities as homeowners in an HOA.
- John feels we should go back to Michael Frank to see what he would recommend now.
- He raised the issue of the Landscaping Repair List.

- Lastly, whatever rules we have, if we enforce one of them, we must enforce them all.

Officer Reports:

President, Don Julien: FinCen filing completed. The filing date has been suspended, but since we have already filed, we are okay. He had fielded miscellaneous complaints.

Vice President, Dave Fenner: No report

Treasurer Report, James Trobec:

- James would like us to consider emailing annual dues invoices, rather than incurring the time and money it takes with postal mail.
- The remaining \$7,613.42 in the Chase Checking account has been transferred into the Road Reserve.
- The December financial reports had been distributed to the Board members prior to this meeting. **M/S/P**
- Out of the 159 homes, only 26 homeowners have not yet paid their dues. Of the 13 houses currently on the market, about half of them have paid.
- Our CD is up for renewal at the end of January. The \$7,613.42 mentioned above, the \$20,233.79 in our Chase Savings account and the \$203,735 plus interest in the CD due to expire will be rolled into a short-term CD. **M/S/P**

Secretary Report, Martha Gamez: Martha mentioned that since the roster was distributed on January 5th – there have been about twenty updates, edits, and corrections. When she mentioned she was planning to re-distribute the list to residents, **Don Caudill** objected to it being distributed. He had already requested that his personal information not be included (beyond name and address, although he will remain on the email list, used by Board Officers, to receive required notifications, possible invoices, ballots, etc.). We will discuss the matter of distribution of the resident list at the February Board meeting – and no listings will be provided to anyone other than Board Members until a decision is reached.

Member-at-Large, Elizabeth Allard: No report

Committee Reports:

Architectural Committee, Chuck Willie: No requests this month.

Roads Committee, Al Loomis: The water leak on Circula de la Pinata has been repaired. However, gravel and other materials were not cleared up. Al will contact the Water Department to have them clean up the residue.

Ramada Committee: No report, other than a reminder about the Coffee Hour on January 18th being hosted by the folks on Alcalá.

Compliance Committee, Elizabeth Allard: Elizabeth has followed up on a tree complaint at 4217 S. Emelita. She strongly encourages folks to file formal complaints, as we have a good policy for how to enforce these rules if they are properly documented.

Nominating Committee, Martha Gamez: Only Jerry Coffey and James Trobec have indicated an interest in serving on the Board. A brief bio was requested from the two applicants to be included in the ballot.

Old Business:

Landscaping Contract: We reviewed the changes from the 2023-2024 Landscaping Contract against the proposed 2025-2026 contract. Once “regular maintenance areas” were defined, the motion was made to approve the contract.

M/S/P

Roads: We had a long discussion about the road situation, with great input and questions from the residents in attendance. We need to ascertain the next steps and a timeframe for completing them. We have four options:

1. Do nothing.
2. Follow the original Michael Franks recommendation of removing and replacing all the roads for \$1M plus.
3. Accept the Sunland Asphalt proposal, which broke the repairs into four stages:
 - a. Remove and replace asphalt repairs in ten locations, originally quoted at \$50,245 two years ago: probably closer to \$60K now.
 - b. Crack Seal Application on all roadways in the HOA. Originally quoted at \$36,110 but might be a little less since we did have some crack seal done this past year.
 - c. PolyChip application, estimated to cost \$272,537, two years ago.
 - d. Fog Seal application, estimated to cost \$38,000, two years ago.
4. Should the assessment mentioned below fail, we would have to revert back to our previous practice: only repair a road when absolutely necessary. (The condition of our roads currently affect the value of the properties in our HOA.)

Don provided a report that showed what is currently in the Road Reserve, following the closing of the books for 2024:

Currently have:	\$183,185
Estimated interest:	\$ 11,000
2024 contribution	\$ 48, 297
2025 contribution	<u>\$ 59,971</u>
Total	\$302,453

Assuming that the Sunland Asphalt proposal is accepted, we anticipate the increased cost (inflation) would be around \$425K – or a shortfall of \$122,547. If a special assessment is required, each homeowner would be asked for \$770. (Note: Customary practice would add 5-10% to cover non- or slow payment or cost overruns. A 5% increase would be \$808, while a 10% increase would make the assessment \$847 per household.

If the work were completed in 2026, we could include 2026 roads contribution, an additional \$59,971, plus any unspent 2025 funds. That would reduce the shortfall to \$62,576, requiring a special assessment of \$394 (5% = \$413; 10% = \$433.) – in addition to regular annual dues.

We discussed what time of year this should be done – and how long between the four stages of the Sunland proposal. The PolyChip application should be done during the summer – and it is also the time of year least disruptive to residents.

Following the discussion, a motion was made:

- Steps a and b above of the Sunland proposal would be done toward the end of 2025;
- Steps c and d would be done in the summer of 2026;
- Subject to the passage of a special assessment ballot, estimated at \$500 per household.
- The ballot would go out in March or April of 2025, with payment collection due January 2026.

M/S/P

Note: This action is not an acceptance of the Sunland proposal, which was submitted in 2023, but rather a decision to do a chipseal and sets a timetable. Seeking bids depends on the outcome of an assessment ballot.

Annual Meeting: The required notice of residents of the upcoming Annual Meeting will go out the beginning of February – and will include a ballot, the financial reports after closing and the previous year's annual meeting minutes.

Meeting adjourned at 11:17 am