**San Ignacio Golf Estates**

**Minutes of the Board Meeting held on September 28, 2022**

In attendance:

Terry Kelly

Paul Smith

Richard Scott

Michael Fotheringham

1.     The meeting was called to order at 2.30pm.

2.     Richard Scott informed the Board of an incident down Desert Jewell Court on Sunday 25th September. A landscaper had parked a large truck on our common areas in DJC and proceeded to trim trees and bushes on the hillside between SIGE and the neighboring HOA. When asked about this, the landscaper stated that a homeowner on the other HOA had paid him to do the work and that he intended to finish it. No work had been authorized and the Sheriff’s Department was called. It was stated that the work being done was solely on property belonging to the neighboring HOA and as such we had no authority to stop it.

3.     Terry Kelly reported that he had been stopped by someone who complained about the state of the grass verges bordering the golf course. A general discussion was held on landscaping, and while we are aware that the growth of plants and weeds has greatly increased due to a wetter than usual monsoon season, and a lot of damage caused by recent extreme weather events in GV, it was also felt that the landscaping company were doing a good job. It was also mentioned that several properties badly needed some attention and that even gravel washed from properties onto the pathways and roads had not been swept up. It was felt that it was not unreasonable for people to take a bit more interest in keeping their paths and adjacent areas a little tidier after such weather events.

4.     Paul Smith gave an update on the landscaping challenges and reported that the recent weed spraying had not been as effective as had been hoped. It was agreed to look into alternative spraying methods to keep the weeds at bay. Because of complaints, and a general wish to be proactive, it was unanimously decided to allocate more money for landscaping. Paul will discuss with the landscaping company how best to deal with weeds and grass in visible common areas.

5.     Tree trimming on all common areas will be performed in the period November-December.

6.     The next HOA Annual General Meeting will be held towards the end of February 2023. It was agreed to invite a representative from the local Sheriff’s Department to give a short presentation on how to protect our properties, the process for snowbirds to have their properties checked in on etc. Scams targeting retirees and the elderly have proliferated and we may ask, if time is available, for a presentation on how best to protect ourselves. The fire department  will also be asked to give a short presentation on the services they provide, including changing of fire alarm batteries etc. It is possible for each homeowner to set up a lock box with a set of keys that the Fire Department has a code for in case emergency access to a property is necessary. Incidences of people falling and not being able to get up are real.

7.     A garage sale for all our HOA members has been proposed for the end of October. Shirley Kassebaum has sent out an informative email about this and we will send it by our mailing system to everyone to make sure you are all well informed.

8.     The Board has received yet another series of complaints from an HOA member about the drip system in their neighbor’s yard which they claim is undermining the party wall. There is a file of hundreds of pages of documents on these matters and the Board is quite frankly frustrated with this continuous unpleasantness. A response will be formulated and delivered to the people concerned shortly, in person, by two members of the Board together.

The Board has been unable to recruit volunteers who are willing to take on these matters, indeed, nobody on the current Board wishes to take the title of President after Jeff Benoy left our HOA. All functions of the HOA are continuing to run smoothly, but it was felt that it cannot continue like this for much longer. A suggestion was proposed to look into handing over the day-to-day workings of the HOA to a management company, as many similar sized HOA’s have done. We will research this matter thoroughly to find out the legal requirements and costs. We have no idea what the increase in fees will be, other than to say there will certainly be a substantial increase in HOA Dues to cover the Management costs. In the meantime, we will continue to try and recruit people, but we will need a full Board to stand for election at the end of the year. We need a President, Vice President, Treasurer and Secretary. A full dossier documenting the difficult matters that the Board is dealing with are available for review, so that potential Board Member candidates are fully aware of what they would be getting into. As always, we would be greatly appreciative of any member willing to join the Board. Previous experience is preferred