

San Ignacio Golf Estates Homeowners Association
Board Meeting
February 1, 2019
Room B, GVR Desert Hills Recreation Center

Attending: Board Members Floyd White, Richard Kidwell, Tom Wilsted, Ann King, Barbara Knutson and Karen Pickering, Larry Gutman (SIGE common area maintenance contractor) and Board Members Elect Susan Stanford and Jeffrey Benoit.

1. The meeting was called to order by President Floyd White at 10:00 a.m.
2. The board approved the December 7, 2018 meeting minutes
3. Treasurer's Report – Ann King
 - a. The treasurer reported the Association's 2018 income was \$47,384.43 with total expenses of \$33,482.62 for a net income of \$13,901.75. The estimated 2019 budget is \$45,550 with estimated expenses of \$34,768 for a net income of 10,782.82. However, both of these incomes will be used toward road repair in 2019. See item 4.c. below for further detail. Current bank balances as of December 31, 2018 were: checking – \$7,470.52 savings – \$54,632.25 and certificate of deposit – \$102,042.99.
 - b. The treasurer reported that all but three homeowners had paid their 2019 dues. The board reviewed the HOA's current bank balances.
 - c. **Action: The secretary will contact the homeowners with outstanding dues and indicate that a late fee will be assessed if the treasurer has not received dues by February 10.**
4. Architecture/maintenance – Floyd White.
 - a. President White welcomed Larry Guttman, the HOA's contracted common area landscaper. The board discussed the possibility of an automated system for reporting common area maintenance needs using the HOA website. Such a system would save on phone calls and the information would go directly to the landscaper as well as to an HOA officer or other designated volunteer. A form would be developed and put on the website that could be completed by any HOA homeowner indicating the common area needing attention and describing the problem/work to be carried out. Using a submit button, the homeowner would forward this to the contractor and HOA officer. The person requesting the work would be contacted when the work was complete or contacted if further information is needed.
Action: The board agreed to pursue this process. The president and secretary will work on a form and discuss how this can be integrated into the website with the HOA webmaster. The new process will be announced and discussed at the HOA meeting later in February as well as through an e-mail blast to owners.
 - b. Mr. Guttman indicated that a new invasive weed had been found in many common areas that was spreading very rapidly in common areas and could soon jump to homeowner's yards. The board agreed that this information should be shared with homeowners.
Action: Mr. Guttman agreed to obtain a photo of the weed, its name and methods of eradication. That information would be shared with homeowners by e-mail and on the website.
 - c. President White updated the board on his discussions with road repair contractors. He provided a spreadsheet with bids from seven different companies as well as a map showing areas that required more than crack filling and seal coating. There were three areas on Golf Estates Drive, Baltusrol Drive and Royal Lytham Court. In addition, there is a large section of deteriorating road on Desert Jewel Loop between Desert Jewel Court and Prestwick Drive

that requires more extensive repairs. He indicated that these repairs were urgently needed but that the HOA should expect to continue carry out crack filling and seal-coating every four to five year.

Action: The Board approved the lowest bid of \$53,570.00 from Ace Asphalt by a 5-0 vote with two of the three new board members attending agreeing with this decision. Ace Asphalt has done previous work for the Association. Work on crack filling will begin very soon while the roads are cold and cracks are at their widest. The remaining work will be done later in the spring. Funds to pay the costs will come from the HOA checking and savings accounts. Costs of road repairs have increased significantly over the past few years. The board agreed that these increased costs should be addressed through future dues increases and/or a special assessment.

5. Old Business

- a. Work continues on bringing together a SIGE HOA policy manual.

Action: Richard Kidwell is compiling the policy manual and will forward a copy to all board members before the annual meeting for review.

6. New Business

- a. Nominating committee chair, Karen Pickering, reported on the recent board member election. All three were elected with the following voting totals: Jeff Benoy – 71, Susan Stanford – 65, Michael Fotheringham – 62. A total of 75 ballots were received.
- b. Planning for the SIGE Annual Meeting.

Action: The board meeting will begin at noon with a light sandwich lunch to encourage attendance. The meeting will consist of reports and announcements and President White will discuss upcoming road repairs. Secretary Tom Wilsted will keep minutes of the annual meeting and the first board meeting that will occur immediately after the annual meeting to elect officers.

The meeting adjourned at noon.

San Ignacio Golf Estates Homeowners Association
Board Meeting
February 20, 2019
GVR Canoa Hills Recreation Center

Attending: Board Members Richard Kidwell, Karen Pickering, Jeffrey Fotheringham, Susan Stanford and Jeffrey Benoy and outgoing board members Floyd White and Tom Wilsted. Board member Barbara Knutson was unable to attend.

1. The meeting was called to order by Vice-President Richard Kidwell at 1:20 p.m.
2. At the suggestion of Vice-President Richard Kidwell, the new board discussed the proposed plan to repair and recoat the roads that was approved at an earlier SIGE board meeting.
Action: By a unanimous vote the new board indicated its approval to move forward with the road repairs. Former president Floyd White will sign the contract on behalf of the board and will oversee the work over the coming spring months.
3. Election of Officers – The board discussed various options for persons to fill various board positions.
Action: The following board members were elected: President – Richard Kidwell, Vice-President Jeff Benoy, Secretary – Karen Pickering, and Treasurer – Michael Fotheringham.
4. The board discussed the need to fill various committee assignments and recruit new members as needed. Several committees must be chaired by board members and those individuals need to be appointed.
Action: The board agreed to meet again in the next 2-3 weeks to begin filling positions and plan how the Architecture and Maintenance committees will be staff and operated. They will also make decisions on filling various other committee positions at that time.

The meeting adjourned at 1:55 p.m.

SIGE HOA Board Meeting March 11, 2019

Attendees:

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|-----------------|--------------------|
| Richard Kidwell | President and host |
| Jeff Benoy | Vice President |
| Karen Pickering | Secretary |
| Barb Knutsen | Member at Large |
| Susan Stanford | Member at Large |

Absent:

| | |
|----------------------|-----------|
| Michael Fotheringham | Treasurer |
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New computer purchased by HOA for Treasurer.

GVC Training for secretary/ president March 26. Secretary unable to attend.

Need to update Michael Fotheringham's phone number on the web site. **Done**

In the future, Karen will be sending general emails out with her personal distro list.

Jeff asked about committee members. Need to update the web page once decided.
Richard will contact previous members and see what they want to still do.

Get with Wendy about sending architectural requests to Richard? **Done**

Send out email to residents about putting in work order for common areas. Get copy and send to Wendy for web site. Have requests go to Yahoo account just like the architectural committee. **Done. On the same page as Architectural Committee Request**

Richard will talk to Larry about clean-up on the other side of fence on Baltusrol.

SIGE Board Meeting Minutes
Aug 26, 2019
1000 at
Pickering Residence

Board Members Present:

Richard Kidwell, President
Jeff Benoy, Vice-President via telephone
Karen Pickering, Secretary
Michael Fotheringham, Treasurer

Board Members at Large not present:
Susan Stanford
Barbara Knutson

- 1) President, Richard Kidwell, followed up on board members' taskers from previous meeting.
Michael's turnover is complete with previous treasurer, has new computer, and new Quick Books.
Karen's turnover with previous secretary is complete. Karen will get checkbook from Michael.
- 2) Common Area Maintenance (interior)
 - a) The existing contract with our grounds keeper Larry for the past several years was terminated at the end of August. Under the past agreement, he would be paid \$1800/month with no record keeping as to how many hours he had worked (if any). In other words, without oversight or accountability and results were diminishing. Larry will still be called upon to work for us, but on a job-by-job basis. In other words, we will get an estimate for a specific task, and payment will be made upon completion.
- 3) Common Area Maintenance (Golf Course perimeter areas)
 - a) Met with Jeff Eckert, San Ignacio Golf Course Superintendent about:
 - i) Status of HOA-owned landscape clean-up on #4, 5, and 6 fairways
Changed previous agreement to pay Jeff \$1000 now and another \$1000 upon completion of work. The board is happy with the work thus far. The entire project will cost \$7200 to include \$1600 for spraying the entire area with herbicides.

The Board offered Jeff \$4500 3 times a year for clean-up of (interior and exterior) HOA owned property.

Follow-up: Jeff needs to discuss doing interior landscaping maintenance with the golf course owner (Morgan North). Mr North has been very supportive of Jeff doing maintenance on HOA property that is adjacent to the golf course, but Jeff is unsure if he will be supportive of the interior neighborhood. Additionally, Jeff would need to expand his herbicide license to include residential areas, which could take until January. Jeff feels it would be more cost effective for the HOA to do a major clean-up of all perimeter areas in the coming months and then smaller clean-up as required, three times a year (spring, summer, and fall). Cost would be dependent on the scope of work but likely less than paying \$4500 three times a year. Discussions will continue.

- b) Jeff later provided an estimate to Karen for clean-up of other perimeter areas:
 - i) 1) SIGE Entrance: Fully clean-up that area from corner to boundary of next house. Trim ALL the trees. (\$800). Update: The board has hired Jeff to perform this work.
 - ii) 2) Clean-up end of #1 (behind the houses at the end of Desert Jewell Loop), the hillside of #2 (houses on Desert Jewell Loop) and behind the houses on Royal Litham (\$1000)
 - iii) Cut back trees and vegetation from top of Desert Jewell Ct down to Royal Litham to fairway on #6. This is the vegetation on the property line. For this money it wouldn't be a huge vegetation cut-back, just thin it out. (\$650).
- 4) Discussions will continue and other avenues to regularly maintain HOA-owned property will be pursued.
- 5) Discussed Terminix contract.
 - a) Richard will contact contract POC and find out when the annual inspection of each house will begin. Residents will be notified via email apprising them of inspection window.
 - b) Still unsure of the exact conditions of the contract. Does it spell out an annual inspection plus free eradication if termites are found? Richard will send each board member a copy to review.
 - c) Board agreed it is an issue that needs clarification prior to annual meeting.
 - d) Update: Our contact for termite inspections is: Bruce Weber, (520) 940-6977 or bweber@terminix.com.
- 6) Trump Flag Complaints
 - a) Board considered the Arizona statutes cited by residents who sent the board a complaint about Trump flags flown by two residents. The board agreed that the statutes were incorrectly cited and that the board will not intervene. The CC&Rs have no provision for limiting campaign (political) flags/signs on resident's private property.
 - b) The following email was sent to complainants:

In regards to your memo dated 8/24/19 ...

The HOA board believes that you have grossly misinterpreted a couple of the Arizona statutes.

Item 1 refers to [Arizona Revised Statute 33-1308] which clearly states that 5 specific flags may not be prohibited; namely the US flag, the POW/MIA flag, the Arizona state flag, the Arizona Indian nations flag and the Gadsden flag. This statute does NOT in any way limit the display of flags to just these five. All other flags may be flown unless specifically prohibited by the HOA in its documentation.

Item 2 refers to [Arizona Statute 16-1019] which clearly states that a HOA may not restrict the display of political signage 60 days prior to an election and 10 days after an election. Without specific HOA documentation, it does NOT prohibit the display of political signs outside of that window, unless specifically prohibited by HOA documentation.

Your SIGE BOD prides itself in our efforts to not be overbearing, and to not fanatically pursue enforcement of regulations. Therefore, it is the decision of your board to not take sides and favor some resident opinions over others. The Trump flag will NOT be prohibited.

Bottom line is that we will only prohibit signage that is inherently insensitive; e.g. swastikas, and ISIS. Your board will have full and final authority regarding the display of flags, signs and banners.

7) New Business

- a) BMO credit card was discussed. Richard/Michael will pursue getting on for HOA.
 - b) Board agreed to remove dark red paint from house color chart. Those who have already painted red trim will be grandfathered.
 - c) Doug Teeter is complained about neighbor's (Heil) wall leaning toward his property and disrepair of back yard. Homeowners are elderly and have moved away. Susan Wessel (Heils' daughter) will be here in September and Mr Teeter can address the problems with her directly.
- 8) The next board meeting has not been scheduled, but will be announced so interested residents may attend, if desired.
- 9) 1200 PM. Meeting was adjourned.

//signed//

Karen Pickering

San Ignacio Golf Estates HOA

Secretary