**San Ignacio Golf Estates Homeowners Association**

**Board Meeting**

**March 28, 2018**

**4348 S. Desert Jewel Loop**

Attending: Board Members Floyd White, Richard Kidwell, Tom Wilsted, Ann King, Barbara Knutson and Karen Pickering and HOA owners Stanley Zachary, Steve Danaher, Katie Danaher, David Pittenturf, and Pat Pittenturf.

1. The meeting was called to order by President Floyd White at 3 p.m.
2. The board approved The January 4, 2018 meeting minutes
3. Election of officers

**Action: The board elected the following offices for 2018: Floyd White, President, Richard Kidwell, Vice-President, Thomas Wilsted, Secretary, and Ann King Treasurer. Karen Pickering agreed to continue serving as chair of the nominating committee.**

1. Architecture/maintenance – Floyd White
	1. As chair of the Architecture Committee, President White brought a homeowner complaint to the board regarding the replacement of an existing roof-top air conditioner. The Architecture Committee had previously ruled that it believed the air conditioner was in compliance with SIGE HOA CC&Rs. However, the Architecture Committee chair asked to board to review the homeowner’s complaint for a final decision. Both the complainant and the owner of the home with the replacement air conditioner attended the meeting and made a verbal and written presentations.

 **Action: The board (with President Floyd White abstaining) agreed that since the air conditioner was a replacement that it met CC&R rules under Article 13 Section 4 and did not require any screening since it involved the replacement of original equipment in a similar location. Vice-President Richard Kidwell will compose the board response to the two HOA home-owners.**

* 1. President Floyd White reviewed the current conditions of the SIGE HOA streets and found approximately 33 areas that will eventually require some level of maintenance. He obtained a number of cost estimates for the repair of these areas. Bids ranged from $8,800 to $25,000. He also described a new type of road replacement called “green asphalt” that promises to be longer lasting with a longer initial warranty.

**Action: President White indicated that none of the contemplated repairs needed to be done immediately. The board voted to delay carrying out any road maintenance in 2018. It asked President White to prepare a paper with various road repair and replacement options and costs for presentation to the 2019 annual meeting to gather HOA input with repair or replacement to be carried out in 2019.**

* 1. President White indicated that the current paint color chart continues to be a problem both for home-owners wishing to repaint their homes and for the Architecture Committee in interpreting the colors when the home-owner wishes to use a different paint from the Dunn-Edwards paint number listed on the chart. In one case this resulted in a home-owner having to re-paint her house in order to get the correct color match.

**Action: The board agreed to pay the home-owner $300 to cover a portion of the cost to repaint her home. The board also agreed to revisit the current paint chart. Board members Barbara Knutson and Karen Pickering agreed to co-chair a committee to review the current paint chart and establish approved colors and the manner in which paint can be used. In addition to having a color reference to a specific company color, the chart will also provide Pantone color numbers which are standard across the paint industry. The board asked the Architecture Committee to urge homeowners who are repainting their homes to put a sample of the new paint color on the home before making a final decision on the paint color.**

* 1. President White raised the issue of bringing together all board polices in one document so that these could be easily shared with new home-owners.

**Action: Vice-President Richard Kidwell agreed to draft such a document and share it with other board members for review.**

1. Treasurer Report/Activity
	1. The treasurer shared the latest bank balances with the board. She also brought the most recent insurance bill covering SIGE HOA insurance from State Farm.

**Action: The board approved the payment of $1007 to State Farm insurance covering 2018.**

* 1. The treasurer shared the 2017 audit report with the board. She suggested that Gerald King be used to carry out the 2018 audit report in 2019 when there is a new treasurer.

**Action: The board approved the 2017 audit report and the recommendation that Gerald King carry out the 2018 audit report in 2019.**

* 1. The treasurer commented on the large number of homes sold during the past year and the need to have up-to-date information on where dues notices should be sent at the end of 2018.

**Action: The board asked the secretary to send out a reminder to all HOA members to indicate to the treasurer where they want their dues notice sent and indicate if no other address is indicated, the fall-back address will be their HOA address in Green Valley.**

1. New Business
	1. President White brought a document to the board’s attention that was recently distributed by the Green Valley Council. The document outlines basic information about HOA’s in Green Valley and can be specifically tailored to provide information to new homeowners purchasing a property in a specific HOA.

**Action: The board approved the use of this document to communicate information to incoming home-owners and inform them about the availability of HOA legal documents as required by Arizona statute. The HOA secretary will finalize the document to include specific SIGE information and the document will be shared with real estate closing companies to share with prospective owners.**

The meeting adjourned at 5:30 p.m.