

**Annual General Meeting  
San Ignacio Golf Estates  
Home Owners' Association**

Canoa Hills GVR Center

*February 23, 2022*

- The meeting was called to be open at 10:30.
- Approval of the 2021 HOA AGM minutes was put to motion. Terry and Jill both raised their hands for approval to be put forth, and a vote was taken. The minutes were passed unanimously.
- New residents, who have moved into our neighborhood in the last two years were asked to stand, in acknowledgment as some residents may not know them since they arrived during the pandemic.
- Original owners of this HOA were asked to stand and be acknowledged. There was one original resident in this HOA present at this meeting.
- Floyd White from the HOA Election Committee informed that 78% of the ballots were sent in with various annotations and that the results concluded the following board members were voted in:

Michael Fotheringham

Terry Kelly

Jeff Benoy

Paul Smith

Note: Richard Scott will remain on the board, his term was not up and therefore, not on the ballot.

- Open Remarks.  
Michael Fotheringham spoke of the kind neighbor cooperation that allowed the approval of several pergolas. This policy mirrors another existing policy regarding legacy trees where all affected neighbors are required to approve before the Board will consider removing any trees.

Michael commended Shirley and Jill for their wonderful organization of various coffees and lunches, and spoke about past community events such as the street party and Christmas open house last year.

Michael discussed the topic of parking, and spoke of perpetrator(s) leaving unpleasant notes on cars and damaging tires and windshield wipers. He asked the audience that if they have issues they should contact the board rather than displaying such negative behavior, which doesn't help anyone. Michael further spoke that should this behavior to continue then the board will need to escalate this issue with the police.

It was discussed the possibility of developing a parking committee to help discuss our parking needs and issues4.

#### Terminex Contract

- Michael shared that 60-70% of the residents are taking advantage of the Terminex Contract that includes free inspections to each home in our HOA.
- It was noted that the contract offers only free inspections and that if further work is required then those costs are not covered by the contract and must be paid by the individual homeowner requesting the inspection. Richard Kidwell reminded attendees that we, individually, are not obligated to use Terminex for work at our homes.
- It was further noted that many other pest companies also offer free inspections, however, our HOA residents seem to be happy with the current contract, and taking advantage of their free inspections by Terminex.
- It was suggested that an 'instruction sheet' would be useful to place on the website on how to initiate an inspection.
- Michael asked for volunteers to come forward to form a small committee to look further into the contract to determine if renewal of the contract should continue in the future.

Michael spoke about our excess funds in a savings account not generating a lot of interest and, and repeated a call to the residents for ideas as to where to invest this money.

The board has received many supportive letters, emails and texts and the board thanks those for expressing their support.

The new landscape committee has increased our community pride. This committee was formed by enthusiastic volunteers, and also as a way to keep our costs down. As we all can tell, costs are increasing in many areas and this is a good way to keep them down, and a very good way to avoid raising HOA fees. We have lots to be grateful for, and we are extremely grateful for our volunteers who give with their time, energy and good will.

Along with the theme of funds, the impression that our HOA fees are less than other HOAs in the area, rumors they are in the range of \$800-\$1,000. We are pleased that we are able to keep our fees down.

A question was asked about the professional fees listed in the budget, and the explanation was that it was for a need to contact a lawyer. Michael stated that we hoped that we could move past this issue without further scrutiny.

Michael thanked the residents for allowing him to serve them.

- The Vice President, Jeff Benoy, thanked everyone for attend this meeting.
- Budget Discussions. Attendees were encouraged to review the papers distributed at the beginning of the meeting. It was stated that the budget for 2022 has an increase in the landscaping budget as the current year we went over budget by \$600 due to the heavy summer storms where many fallen trees and their removal was needed. Michael thanked the residents for their patience during the clean up process, which needed to be done methodically with the current landscape contractors. It was stated that though emergency services were available for quick removal however, the prices were very expensive and not viable with our funds.
- It was mentioned that we can be happy with our current balance of funds, more funds will be needed in the future. Raising our HOA fees is an option, as well as increasing the small fee for homeownership transfers increasing transfer fees on future purchased homes. Terry Kelly stated that his last HOA charged \$2,500 for newly purchased homes, and another member stated that we are allowed to raise our rate, but to \$800 per each newly purchased homes.
- A question was raised why there was discussion about raising fees and the reply was that we are in a healthy position with regard to road maintenance, however, if the roads get really bad then the board will need to decide to have a special assessment before proceeding. One resident spoke of an ongoing problem area, and a former board member stated that a lot of funds were spent at this location in an attempt to fix it but the previous fixes did not solve the area. It was speculated that there may be a water leak in the area that kept this area an ongoing issue. The board thanked Floyd for his ongoing assistance and interest in the road status in our HOA.
- A member asked for a definition of the GVR Council. Richard Kidwell and Lynn Raby provided answers to her question.
- Shirley Kassebaum spoke on social committee activities.
  - Louise Sampont was thanked for her service to the committee and to the community in the past.
  - Shirley stated that they were not able to do all the activities they wished do due to the pandemic, and that we have a lot of newcomers who moved here during the pandemic, who were not able to see in person what our community is like.
  - We hope to continue our monthly happy hours, ladies' lunches, and hope to have bigger events in the spring and fall. Please let Shirley know if you have any other ideas for the social committee to consider.

- Our happy hours ask that attendees provide a side dish/appetizer and BYOB. The next one will be on the third Monday in March, and Shirley will send out invitations in due time. There will be a sign-up sheet and we ask that people volunteer to host, we only need 12 volunteers. Hosts have the option to hold their happy hour at a GVR facility if they wish.
- There will be a Ladies' luncheon on March 9 at Melio's north of Tubac, and we hope attendees will carpool.
- The topics of vaccinations and masks arose with regard to social events and it was reiterated that, at this stage of the pandemic, society is opening up and we need to apply our practices in our daily life to these events. Masks can be worn by those who wish to wear masks, and that outdoor activities are preferred to indoor events. In support of this idea, it was noted more businesses have signs stating that masks are optional.
- Landscape Committee Report was delivered by Paul Smith.
  - He introduced his wife, Britt, and credited her for her spearheading the beautification efforts and thanked all the volunteers who help her (Katie and Steve, Lynn, Paul Evans, Julie and Hal, Tracy and Kay, to name a few.
  - Paul asked residents to use the website link for requests, rather than verbal requests, to help him track requests better.
  - Paul encouraged community involvement, either with Britt and her crew, or by observing their surroundings and help keep the area nice by pulling random weeds or picking up garbage.
  - Paul stated that a he sent a street sign to be repaired after trying to repair it personally.
  - The golf cart crossings were discussed, and someone said they saw a car and cart crash at some point in our neighborhood. The board will attempt to coordinate with the golf course to freshen up the worn paint/signs for future safety sake.
- The floor was opened for 'other business.'
  - Paul said that welcome packets would be useful to newcomers.
    - Lynn Raby stated that a draft was done in the past (two previous boards) but it never went final.
    - Judy Maury also mentioned she worked on this project though it was never approved.
- A member asked for the new/existing committee to be introduced.
  - Michael Fotheringham – President
  - Jeff Benoy – Vice President
  - Terry Kelly – Member at Large
  - Paul Smith - Landscaping

- Richard Scott – Member at Large
- A member shared interest in joining future board meetings and Michael said he would let folks know.
- A question from the floor was asked on the criteria to be on the board, run for the board. It was explained that this is covered on the website falling under the nominating committee section. Replying to another related question, it was stated that the board was full but there are lots of other positions on various committees. Answers on how to run for office in the future can also be found in this section on the website. It was also added that it's in the bylaws, Article 5.
- Michael asked if attendees received the board e-mail messages and the general consensus agreed that they did get the e-mails. Someone said they found e-mails in their 'junk folders,' reminding others to check their spam folders in case their board e-mails were being sent there.
- Floyd stated that a lot of houses in our HOA needed painting and asked if anyone has or will be asking folks to paint their homes. Michael encouraged volunteers for this endeavor under the architectural committee.
- A motion to close the meeting was made and passed and the meeting ended at 11:34am.