

# San Ignacio Golf Estates

## Annual General Meeting Thursday, February 23, 2023

- The SIGE Annual General Meeting was called to order, by Michael Fotheringham, at 10:10 AM.
- Pastor Jack Retzer opened the meeting with a prayer and a blessing.
- The Pledge of Allegiance was recited by the community present.
- David McCallister Romo, Executive Director of Green Valley Council was introduced. He spoke on the importance of the Council and its purpose as a Civic Administrator in GV for the past 50 years. He also shared a “rumor” that Pima County may be assisting with road maintenance in HOA’s.
- Minutes of 2022 were presented and reviewed. Michael proposed they be passed. It was seconded and passed unanimously.
- President’s Report
  - Cindy Taylor was introduced as Secretary and Board Member.
  - Announcement of open positions, of which there were three.
  - Parking rules and issues were discussed. There have been no more reports of car vandalism. Michael asked that those interested in reviewing and revising the CCRs in regards to parking rules contact Judy Maury.
  - Due to recent landscaping in the community, water tanks were discussed. Michael reviewed the CCR covenant, Section 21, A and B, regarding tanks. They must be closed in so they cannot be viewed by neighbors or the community. The Architectural Committee will review and decide best actions and rules to include water tanks into landscaping.
  - It was clarified that installation of future tanks will not be higher than the existing wall. If so, they must be covered from view by a decorative screen.
  - Patty Bryman asked for clarification regarding the height of the walls to enclose a tank. Covenants state 6’, with clearance from the Architectural Committee.
  - As there was much discussion as to wall height, water tank rules, etc. Charlene Westgate, of Westgate Garden Design, addressed the meeting regarding the free source, and importance, of rainwater conservation. As several motions were made and withdrawn regarding this issue, it was recommended, by Richard Kidwell, to table the issues for 60 days to allow the Architectural Committee to review and present a detailed report so SIGE members may review and vote on the issue.
  - PK Carver made a motion that would assure neighbors’ views will not be blocked, but was withdrawn after some discussion.
- Landscaping
  - Michael presented his thoughts on the development at the corner of Belfrey and Desert Jewel Loop.
  - After some discussion, John McCune made a motion to table the landscaping plans for 90 days from this date. This would give the new Board time to review the proposals. There were several seconds from the floor. Motion passed unanimously.

- Financial Software
  - Michael announced our old method of recordkeeping was obsolete. At this time, the bank can recognize payments, income, etc. A new program should allow all transactions to take place. Several members expressed interest in having the ability to make payment to the bank by credit card directly. The new Board will investigate updating with a program that will provide this service.
- Road Maintenance
  - Floyd White gave an update as to what is progressing in concern with the upkeep on our roads. Floyd explained the markings on the streets were a designated area to be resurfaced or resealed. He also explained that minor upkeep should be about every 4 years. In his report, Floyd explained that the street maintenance was complex and prices have skyrocketed. Some of the bids he gathered would not be honored for more than 15 days. Some put us on a waiting list to complete the work. Of the bids received, one came at \$116,000. The average quote was about \$70,000, with the lowest bid at \$59,000 (with a 2-year warranty).
  - Michael spoke about the \$150,000 certificate the HOA has with the bank. This money has been building to be used for road repair. However, the certificate is not up until January 9, 2024, early withdrawal would bring a penalty.
  - It was suggested that road repair might require a special assessment in the future.
  - It was also suggested that a line item for road repair be added to the HOA Budget.
- Treasurer's Report
  - Michael presented an overview of the budget. He explained that 1/3 of member dues went to the Road Maintenance Fund this year. 25% of HOA Dues will be rolled over into the capital fund in 2023.
  - Michael announced a one-year contract has been signed with Mochomo Landscaping for 8 work hours with 3 men, once per week.
  - It was announced a certified accountant reviews the HOA Account regularly to verify records are accurate.
  - Paul Smith spoke to members regarding landscaping and presented a proposal.
- Social Committee
  - Shirley Kasselbaum announced the Happy Hour had been cancelled due to illness. She also acknowledged Jill Eber, Debbie Reed, and Bev White for their assistance in the planning and execution of the Ladies' Lunch at Madera Sunrise.
  - The next luncheon is scheduled Dominick's on April 12.
  - The first post Covid potluck was announced for March 22 at the Canoa Hills GVR from 4:30 – 7:30 PM. Tim Morrissey has volunteered to BBQ for the event.
- Pastor Jack Retzer spoke to present the idea of thankfulness for being at this meeting. He felt the HOA fees were more than fair and thanked Michael for all his hard work these past years.
- Michael brought up the issue of new volunteers being needed for the Board. Several people expressed an interest and a lively debate ensued. Michael allowed nominations from the floor, and four people were approved to stand for the Board: Sandra Ward, Tim Morrissey, Richard Kidwell, and Bob Cook. This meant there were more nominees than positions available, and the resulting debate was quite chaotic. (See note 1, an explanation which is not part of the official minutes but explains the situation.)

- Other Business
  - Republic Trash service was discussed. A proposal was made to reduce trash pickup to once a week to avoid wear and tear on the roads.
  - John McCune proposed we table the discussion until further research is made. Jill Eber seconded. Passed. Floyd White volunteered to do the research and get back to the Board with his findings.
- Meeting was adjourned at 12:14 PM.

Note 1:

After the meeting several members expressed dissatisfaction with the way Michael chaired this part of the meeting. A study of the rules and regulations after the meeting revealed the election to the Board must be held by written ballot, not in a public meeting. Michael deeply regrets losing control of the meeting at this point. A decision was made to have an election by written ballot, which was announced at a well-attended Board meeting. Several more people expressed interest in joining the Board, and a written ballot with six nominees for two positions was sent out shortly after the meeting.