

Minutes of the Board of Directors
SAN IGNACIO VILLAS HOMEOWNERS ASSOCIATION
JANUARY 11, 2021
11:00 A.M. at the Pool House

DIRECTORS:

Present:

Judy Kuhnert-Gomez- President
Sue Taylor-Lane- Vice President/ Treasurer
Ruth Titus-Secretary

Absent: none

HOMEOWNERS: 23 plus two guests from Twin Peaks and one non-appointed tenant

1. Call to order at 11:00 A.M.
2. A quorum was present
3. Approval of Minutes

Motion was made, seconded and passed with a unanimous vote to approve the minutes of the September 2, 2020 BOD open meeting.

4. Financial report by Sue Taylor- Lane, VP/ Treas.

Bank balances Dec,31,2020

Operations Account: \$ 26,608.82

Reserve Account: \$10,040.85

TOTAL: \$ 36,649.69

Deposits in Transit Jan.2021 14,010.00

TOTAL: \$50,659.67

OLD BUSINESS:

Reminder from the Board that homeowners must submit an AMR form for approval before work begins, not after.

One person in each unit must be 55 years old or older, exceptions made for family and friends staying for free. Information in detail about this and other matters is available on the website, as well as approved meeting minutes, forms for complaints, ARM's, maintenance, etc. Responsibility for tenants violating age or pet restrictions is the responsibility of homeowners, and they may be fined.

As discussed previously, wood or gas fire tables, pits or BBQs are not permitted under roofs. Your insurance will not cover damage from such.

NEW BUSINESS:

A. Presentation from Ron and Rebecca of Twin Peaks Landscaping about the current situation with irrigation and possible solutions. Old system repair is not an affordable option. Before continuing with the extensive work involved in proceeding with their proposal to use individual homeowners' timers and water, they wanted to know if homeowners were in favor of it. With positive feedback, homeowners indicate that they are in favor. The company will buy timers in bulk and splitters can be used on the the spigots as well. The timers will cost each homeowner approximately \$35.00. The emitters will be above ground for easy repair, and lines will be buried six inches deep. Twin Peaks will now proceed to assess the old lines and render a bid.

B. Pool reiterations:

- a) Tenants, family or friends staying with you may use the pool
- b) NO FOOD is allowed in pool area unless it is a community event.
- c) Drink vessels, NON- GLASS ONLY are allowed since the water fountain is closed due to Covid.
- d) Our key locks are now up to code. Do not prop doors open or open them for others. Tenants must get keys from owners and board members will not give them out. Investors hold the responsibility for providing their tenants with keys. The key locks are now secure, and you will need your key for entry and exit. Bathroom keys are available if you need one. Please be sure the gates and bathroom are locked upon exiting those areas.
- e) After use of the fire table, please be sure the valve on the propane tank is closed.
- f) No smoking is allowed in the pool area.

Blue Knight is doing an excellent job maintaining the pool and spa, and is keeping us informed as to chemical use.

C. Barbara Patterson is gathering information on plausible surfacing options and companies for our upcoming road resurfacing to take place summer of 2021.

D. Dave Patterson continues to patch leaks in the solar system on the pavilion roof. The mat should probably be replaced.

E. By February 28th please email the Board, if you would like to be placed on the ballot to run for the board. There is one position open each year for a three year term.. The annual board meeting will take place in early April, 2021

F. We are having trash issues again. All garbage must be put into closed bags, and boxes broken down. NO construction debris is to be put in the dumpsters and homeowners are responsible for their hired workers' compliance.

G. We need feedback on signage at the entrance to the Villas, to act as a deterrent for: non-resident dog walking and dumpster use, and posting 15MPH speed limit. All seem to agree that this is something we should do.

H. Iron gates prices are \$1200. for the end of the patio, and \$1600. if extended out to include one concrete section of sidewalk.

I. Sue Taylor-Lane has river rock for our pool area available from her yard. Carl Charette has offered use of his pickup for hauling the rock. Volunteers and wheelbarrows will also be needed. The date for this is to be determined soon.

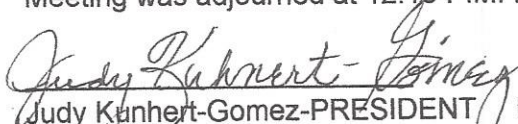
J. The yard sale yielded \$406.10. Monies were used for purchase of plants for area near the wall in the spa area, and for cushions for the wicker chairs.

HOMEOWNER CONCERNS:

One owner questioned if concrete patio BBQ pads could be placed outside patios. This was affirmed.

Additional questions about frequency of income reports to homeowners. It was determined that this is required only on an annual basis.

Meeting was adjourned at 12:15 P.M. Date and time of next BOD meeting TBD


Judy Kunhert-Gomez-PRESIDENT

Minutes by Ruth Titus- Secretary