

Minutes of the Board of Directors
SAN IGNACIO VILLAS HOMEOWNERS ASSOCIATION
November 20, 2020
10:00 A.M. at the Pool House

DIRECTORS:

Present:

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

Absent- none

HOMEOWNERS: 19

1. Call to Order at 10:15
2. A quorum was present
3. Approval of agenda
4. Approval of Minutes:

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

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

Checking balance: 35,562.38
Reserve fund: 10,040.85
Bank Totals: 44,603.23

Outstanding: final payment to Pima Pools \$4,027.68, monthly utilities, monthly Twin Peaks Landscaping, and \$100.00 per month for CPA

Old Business:

- a) A reminder to use 1865 W. Demetrie Loop, as the address as we no longer have a PO Box (saving us 106.00 per year). Primary communication should be via email, so please check your email. Everyone has provided an email address to the BOD, so this should not be a problem. This saves us much time and money, and we can respond to your concerns much faster
- b) We still have our attorney, Jonathon Alcott, for the same retainer of \$50.00 per month, although he has changed companies.
- c) Reminder that annual HOA fees will be due January 1, and late fees assessed if not paid by January 31. You have the usual option of

paying half in January and half in June if you prefer. Fees are \$1340. per year, or \$670. twice per year.

New Business:

- a) Bid for new pool maintenance company, came in higher than E-Konomy, so we will continue to use them for now.
- b) Pool Rules: Covid waivers will no longer be required. All users must sign in on the clipboard for contact tracing. Please socially distance and wear masks when possible. NO GUESTS will be allowed at this time. Immediate family, if staying with staying with owner and tenants will be allowed.
- c) Clean up, river rock and plants will be needed for the area near the wall.
- d) We thank Dave Patterson for his electrical work in bringing us up to code per the GVFD, and for repairing the drywall on the pavilion roof, both of which saved us much money; Dwight Ruthrauff for his website photos, Ken Rogers for his running of the website and Peter Wojciechowski for installation of the security camera and donation of the mount for it.
- e) After their initial excellent work in getting our trees and shrubs back in shape, the cost of Twin Peaks Landscaping will be approximately ½ of what Valscape cost us. Irrigation will be assessed at a later date.
- f) We have been gifted nice wicker chairs and a fire table for the pool area, so will need a propane canister, and chair cushions.
- g) Sign up for the free battery or detector installation from the GV fire department. You will only be paying for the equipment. This will take place during a one or two day period. Many detectors are quite old and should be replaced.
- h) You may sign up for a Thanksgiving dinner from the DD Casino. Judy will pick them up, details on the menu.
- i) Sign up if you would like a bid for front porch iron gate and fencing. This can be placed across the front of the porch, or out to the end of the first concrete section. Several homeowners have expressed an interest in this.
- j) Judy has found a sign from another neighborhood which, if we put one up, might help with the problem of dogs being walked in our

community. There is a liability issue, and a problem of people not picking up after their dogs, and letting them out on private and community property without leashes. Signs would remind our neighbors that this is a private street, no dog walking is allowed by persons from other neighborhoods. We need a speed limit sign as well.

- k) Barbara Patterson, Sue Taylor-Lane and Carl Charette have volunteered for the Road Resurfacing Committee. The roads will need to be paved this summer and there is much to consider and learn before then. A target date for road work is August, 2021
- l) Paul Gobert has volunteered to be on the Landscaping Committee, since our friends Brent and Ruth Strad, who are on the committee, are unfortunately unable to be here from Canada.

Homeowner Concerns and Questions:

A homeowner questioned the painting of grid on the « b » sides to match the door colors. If your grids can be painted, then they should be, to match the door color. Doors must be painted by December 31, 2020

A homeowner questioned when the pool and spa would be opened. The pool needs to be heated gradually so as to protect our beautiful and expensive new finish. Also, another coat of cool decking needs to be applied. New, secure locks will be installed in a few weeks and the security camera will be up again. The bathroom will be locked and keys are available from Judy, # 15 or Ruth # 19, if you need one.

New lighting fixtures at the pavilion will prevent bees and wasps from nesting there, after they are caulked. Homeowners are encouraged to check their patio light fixtures for wasp nests.

Everyone seems pleased with the pool/ spa renovations and thanked the BOD for their hard work.

The idea of a community sale was brought up

If any resident has a complaint, about anyone or anything, forms can be found on our website.

Session was adjourned at 11:15.

Next BOD meeting time/ date TBD

Minutes by Ruth Titus: SEC

Judy Kunhert-Gomez
Judy Kunhert-Gomez: PRESIDENT