

**San Ignacio Vistas, Inc.  
Homeowners Association  
Minutes Board Meeting**

March 6, 2006

Approved By the Board April 2, 2006

Present: Board Members: Marianne Bishop, Bob Christensen, Gorman Fisher, Linda Gregory, and Roger Mikusek (via phone) The meeting was called to order at 9 AM, and there were no additions or corrections to the agenda.

**1. Reading of the Minutes**

The minutes of the February 6, 2006 board meeting, the February 16 Annual Meeting of Members as well as the Regular Board Meeting that followed the Annual Meeting were distributed to the Board via email. There were no corrections or additions and each was approved as written.

**2. Officers' Reports**

A. Secretary

The quote to prepare the Annual Meeting Minutes booklet for distribution of homeowners is approximately \$514. The secretary will be able to save \$230 by stapling, folding and affixing address labels to the booklet.

The Secretary presented a model of the Governing Document booklet that will be sent bulk mail to all homeowners. This book will be a clear 3-prong presentation folder with divider tabs. The format for the booklet was approved for printing. In order to save money we will gather volunteers to assemble the books and put into envelopes.

Roger Mikusek made a motion to allow the Secretary to proceed with production of this booklet with a budget not to exceed \$2000 to come from reserves. All were in favor.

A cover letter and/or newsletter will be included with the Governing Document mailing. Each committee will be asked for input. Target date for mailing is the last week in March.

B. Treasurer

The Treasurer distributed the modified Financial Report as of January 31, 2005, which has an added category to capture Transfer and Document fees and reflect \$307 received from a title company as an incorrect dues amount that was double-paid by the new homeowner. This amount was refunded to the homeowner. A motion was made and seconded to accept the report, subject to audit (Attachment "A").

The Treasurer distributed the Financial Report as of February 28, 2005. A motion was made and seconded to accept the report, subject to audit, (Attachment "B").

In March a report will be provided showing each category detailing the current month expenditures compared with the year-to-date expended vs. total budgeted amount.

C. President

The president had no report.

### 3. Committee Reports

#### A. Maintenance Committee

Linda Gregory, acting Chair, gave the MC report (Attachment "C"). Bob Christensen questioned the reserve study and how much is being set aside for road maintenance. Bob and Roger will be given the 2002 road engineering study and a copy of our reserve analysis. This subject will be put on the agenda for the April meeting.

#### B. Architectural Committee

Gorman Fisher said the AC would meet next week. Claire Amato will be contacted to see if she would be willing to function as recording secretary for the AC. Roger Mikusek mentioned a house on View Ridge Drive that appears to have been painted in a non-conforming color. Gorman said he would look into the matter.

#### C. GVCCC

Gorman Fisher presented the report (Attachment D). Gorman proposed that this year our board members take turns attending the GVCCC board of reps meetings, held the 3<sup>rd</sup> Thur. of each month. Roger agreed to attend the March meeting and Bob will attend in April.

### 4. Continuing Business

#### A. Committee Membership

- 1) Linda Gregory proposed the following homeowners for membership on the Maintenance Committee:

Lillian Byerly, Barbara Doerr, James "Sam" Eidson, Larry Engel, Linda Leazenby, Roy Mastic and Emmet "Larry" Ridley.

Roger Mikusek made a motion to bring these members forth seconded by Linda Gregory. None opposed. Linda Gregory will continue to function as board rep to this committee.

- 2) The Chair proposed the following as members for the Architectural Committee:

Ann Noe, Roni Pine, Bob Puttock, Gayle Stober, Frank Surpless and Sue Trecartin.

Gorman asked to add Claire Amato to function as recording secretary and made a motion to accept those names, seconded by Linda Gregory. All were in favor. Gorman will continue to function as board rep to this committee.

- 3) The Holiday Decorations Committee will consist of Marianne Bishop, board representative, and Karen and Robert Christensen as well as Carmen and Leon Smith.

Linda made a motion to accept these names, seconded by Marianne. No one opposed.

- 4) The following names were brought forth to comprise the Neighborhood Watch.

Area 1 Peter Falch; Area 2 Helenlee Pardi; Area 3 James & Barb Dulaney; Area 4 Les & Priscilla Gowan; Area 5 Dennis & Frankie Hein, Area 6 Michael & Joyce Finklestein; Area 7 Gary & Paula Alkire Area 8 Gene & Marcia Bengston, Chair; Area 9 Clyde Presley;

Area 10 Robert & Georgia Puttock; Area 11 Robert & Joan Henley; Area 12 Ivan & Jane Toler; Area 13 Rubin & Patricia Strong and Area 14 Arlene Haugan & John Miceli.

Linda made a motion to accept these names, seconded by Marianne. No one opposed.

Gorman made a motion that the representation to the GVCCC Board of Reps be a rotating position. Linda Gregory seconded. Passed with five yes votes.

#### B. Resolution Regarding Procedure for Appeals to the Board of Directors

Our Attorney David McEvoy and former board member, Ron Sorenson, established the procedure (Attachment E). The board received the Resolution by email prior to the meeting.

The chair asked for a motion to accept the Resolution as written. Moved by Linda Gregory and seconded by Ron Mikusek. Passed with five yes votes.

### 5. New Business

- A. A board member has suggested that SIV consider making the Secretary's position paid. Article IV, Section 8 of the Bylaws states that no member of the Board of Directors can receive compensation. This matter will be fully explored in order to comply with all governing documents. When and if this becomes a paid position, it will be posted.
- B. It was recommended that our next newsletter contain articles covering the following subjects: Residents who are not picking up after dogs; leaving dogs tied outside and allowing them to bark for long periods; birdfeeders disbursing seed and food into common areas attracting rodents and snakes; trash and recycle containers not properly secured against wind and animals.
- C. Bob Christensen suggested that the board assemble a "welcome kit" for distribution by the neighborhood watch captains whenever the secretary receives notification of new homeowners. A preliminary draft of contents was reviewed.

Linda Gregory made a motion, seconded by Marianne Bishop, that Bob pursue this project with the neighborhood watch chair to see how the distribution of the package can be coordinated and to report to the board with further recommendations.

### 6. Adjournment

The next meeting will be on Monday, April 2 at Desert Hills in Meeting Room C. With no further business to come before the board, the meeting was adjourned at 10:35 AM.

Respectfully submitted,

/s/

Marianne Bishop, Secretary

ATTACHMENT 'A'

SAN IGNACIO VISTAS, INC.  
HOMEOWNERS ASSOCIATION  
Revised 02-28-06  
Statement of Financial Condition

1/31/2006

2006 Assets and Liabilities

**Assets**

Operating Funds	47,728.56
Reserves	<u>162,607.21</u>

**Total** **210,335.77**

**Liabilities**

2007 dues paid in advance

2006 Income and Expenditures

**Income**

Dues	71,592.00
Transfer Fees	
Document Fees	
Other	307.00
Operating Funds Interest	157.50
Reserve Interest	597.98
Other Income: Reserves	<u>-</u>

**Total** **72,654.48**

**Expenditures**

Operations Expenses	9,478.44
Reserve Projects	<u>-</u>

**Total** **9,478.44**

Homeowner's Reserve Equity

Total Reserve Equity	162,607.21
Reserve equity, per member	713.19

Unaudited

ATTACHMENT 'B'

SAN IGNACIO VISTAS, INC.  
HOMEOWNERS ASSOCIATION

Statement of Financial Condition

As of February 28, 2006

2006 Assets and Liabilities

**Assets**

Operating Funds	44,464.67
Reserves	<u>163,545.16</u>

**Total** **208,009.83**

**Liabilities**

2007 dues paid in advance

2006 Income and Expenditures

**Income**

Dues	71,592.00
Transfer Fees	150.00
Document Fees	125.00
Other	307.00
Operating Funds Interest	157.50
Reserve Interest	1,516.93
Other Income: Reserves	<u>-</u>

**Total** **73,848.43**

**Expenditures**

Operations Expenses	13,174.83
Reserve Projects	<u>-</u>

**Total** **13,174.83**

Homeowner's Reserve Equity

Total Reserve Equity	163,545.16
Reserve equity, per member	717.30

Unaudited

**"ATTACHMENT 'C'  
MAINTENANCE COMMITTEE REPORT  
March 06, 2006**

There are five new members of the Maintenance Committee. Thank you all for heeding my appeal! We will be meeting on March 20 to divvy up the workload.

Sunland Asphalt sealed the cracks in the streets on February 27 and 28.

We had an e-mail from a homeowner who reported that someone was allowing their dog to defecate in the common area behind their wall. While this is a problem in the association, this time it was not dog droppings. One of the committee members looked at the messes and determined that it was javelin's who were eating the cactus in the common areas in order to get food and water.

The Gold Canyon crew is doing a great job. For the time being, the supervisor checks in with me on Thursday mornings to find out what their chores are for the day. They are currently working on deadheading the brittlebush.

**"ATTACHMENT 'D'  
Report GVCC  
February Board of Reps. Meeting**

Continental west Frontage road interchange should begin in April. Initial work will be the repositioning of gas pumps at the station.

GV 20 year growth plan was reviewed. Expect a 50% growth in population. Greatest need will be the requirement of maintaining volunteerism to keep the same lifestyle without the possible need of a central government. Statistics in Sunday's paper were misleading because it quoted the GV census, which does not account for 45% part time residents.

ATTACHMENT "E"  
**Resolution of the Board of Directors of San Ignacio Vistas, Inc.  
Regarding Procedure To Be Followed In The Handling of  
Appeals to The Board of Directors**

BOARD OF DIRECTORS RULES FOR APPEAL FROM DECISIONS OF COMMITTEES

1. An Owner having standing may appeal to the Board any decision (a) of the Architectural Committee ("AC") in approving or disapproving the Plans for any proposed Improvement under Article XI of the Declaration, (b) of the AC concerning any matter under Article XIII of the Declaration, (c) concerning any matter under Article XII of the Declaration by the committee charged by the Board from time to time with the responsibility for such matters, (d) any decision of the Maintenance Committee ("MC") with respect to the Common Areas and (e) any decision by any other committee established from time to time by the Board, no later than 30 days after the date such Owner receives notice of the relevant committee's written decision. An Owner shall have standing to appeal a committee decision if he (a) is an Aggrieved Owner as defined in Section 11.10 of the Declaration, (b) has been found to be in violation of any provision of any of the Governing Documents or (c) is dissatisfied with the decision of any committee with respect to any complaint or other matter submitted by him, in writing, to such committee. If no appeal of a committee's decision is made by an Owner or Aggrieved Owner within the time set forth above, the decision of such committee will become final, binding and non-appealable.
2. Upon the timely receipt of a signed, written appeal from an Aggrieved Owner or Owner, the Board shall employ the following procedures. The Board shall notify the Aggrieved Owner or Owner and the committee whose decision is being appealed of the date, time and place of the appeal hearing to be held by the Board.
3. The Board shall then hold the appeal hearing to determine whether or not the committee's decision is correct. The Aggrieved Owner or Owner and one or more members of the relevant committee shall be given the opportunity to be heard on the matter and to present evidence to the Board at the appeal hearing. The Aggrieved Owner or Owner shall present his/her case first, and shall be given by the Board a specified period of time within which to do so. The member(s) of the relevant committee present at the appeal hearing shall present its case second, and shall be given by the Board a specified period of time within which to do so. The Aggrieved Owner or Owner then may present rebuttal evidence, and shall be given by the Board a specified period of time within which to do so. Notwithstanding anything herein to the contrary, the evidence to be presented by the Aggrieved Owner or Owner shall be limited and restricted to the evidence presented by the Aggrieved Owner or Owner to the relevant committee. All parties shall have the right to call and cross-examine witnesses. Counsel for the Aggrieved Owner or Owner and the Association may also be present.
4. In determining whether or not the decision of the relevant committee shall have been correctly decided, the Board shall consider all relevant matters and evidence brought before the Board at the appeal hearing. The Board shall not be bound by any decision reached by the relevant committee.
5. The Board shall send a written notice of its decision to the Aggrieved Owner or Owner and the relevant committee following the conclusion of the appeal hearing.
6. The decision of the Board shall be final, binding and non-appealable.
7. Capitalized terms not defined herein have the meaning given them in the Second Amended and Restated Declaration of Establishment of Covenants, Conditions and Restrictions of San Ignacio Vistas.

Adopted by the Board March 6, 2006.

**A G E N D A**  
**San Ignacio Vistas, Inc.**  
**Homeowners Association**  
Regular Meeting, Board of Directors

Date           Monday, March 6, 2006

Time           9:00 a.m.

Place:           Desert Hills Recreation Center – Room C – lower level

1. Reading and approval Minutes

- a) Regular Board Meeting - February 6, 2006
- b) Minutes of Annual Meeting – February 16, 2006
- c) Minutes of Regular Board Meeting – February 16, 2006

2. Officer's Reports

- a) Secretary
- b) Treasurer
- c) President

3. Committee Reports

- |                  |               |
|------------------|---------------|
| a) Maintenance   | Linda Gregory |
| b) Architectural | Gorman Fisher |
| c) GVCCC         | Gorman Fisher |

4. Continuing Business

- a) Committee Membership
- b) Board Reps for Committees
- c) Resolution – Rules for Appeal

5. New Business

6. Adjournment