

**San Ignacio Vistas, Inc.**  
**Homeowners Association**  
Regular Board Meeting Minutes  
**January 5, 2004**

Present: Marianne Bishop, Linda Gregory, Arlene Haugan, Vernon Kliewer, Ron Sorenson  
There were two homeowners present: John Jones and Rosie Sinclair

Mrs. Sinclair came to observe and John Jones came in the event there were questions to be referred to the Architectural Committee.

The president called the meeting to order at 9:00 a.m. The meeting proceeded using the agenda dated January 5, 2004.

**1. Reading of the Minutes**

There were no corrections to the minutes of December 1<sup>st</sup> but Ron Sorenson reminded the Secretary that he had to leave early and that should have been recorded at the bottom on page 2. The minutes were approved unanimously, subject to that notation.

**2. Officer's reports**

*Secretary*

- The Secretary contacted LMR regarding the "Resale Report" and it appears LMR has made the needed programming adjustment; but she will continue to monitor this report for accuracy. There were three new homeowners since the last meeting.
- Lot 205 has been sold and we should be looking forward to having the lien satisfied.
- The secretary received a "New Homeowner's packet " for review. The cover letter still refers to the enclosures making reference to the color of the covers. LMR will be notified to remove this reference as we no longer have the original booklets and are enclosing photocopies.
- Lot 201 has been noted as being in "non-compliance" because of unapproved exterior color.
- The Secretary was instructed to cancel the reservation for the Annual Potluck that was to have taken place on March 13, 2004 because of previous low attendance for this event.

*Treasurer*

The Treasurer was unable to finalize her Report because the bank statements were not received but assured the Board that she would have everything ready by January 17 in order to turn the books over to the CPA for audit. Because the Treasurer will be out of town from January 17 –31, she asked that the February 2<sup>nd</sup> board meeting be rescheduled to February 9.

*Presiding Officer*

- The President accompanied C&W on exploration of tree removal and the Maintenance Committee will be meeting January 6<sup>th</sup> to review progress.
- There were door-to-door solicitors spotted recently and the President called the Sheriff's Department to make sure they left the area after admonition was given. Suggestion was made that we remind our homeowners via newsletter to report this type of activity to the proper authorities if they see unauthorized solicitation.
- There was a meeting with the CPA and the audit is in progress. We should be able to have a report for the Annual Meeting.
- Sunland Asphalt has begun the resealing process of our roads by preparing the cracks and they appear to be doing an excellent job.
- The President reminded that the Board must .

<p>The proposal was made that homeowners on record as of January 16 will be eligible to vote. Ron Sorenson moved, Arlene Haugan seconded and it was unanimously approved to establish this as the Record Date for the Annual Meeting.</p>
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### 3. **Committee Reports**

#### *Architectural and Maintenance Committees*

Each had no report but both had meetings scheduled within the next week.

### 4. **Continuing Business**

#### A. Rescind/Update January 31, 2002 Resolution

The president contacted our insurance agent and found that all volunteers of the Association are covered by our liability insurance; therefore the Resolution as it stands could be rescinded.

#### B. Collections Resolution

After discussion it was felt that because our lawyer is taking care of collections and that the Arizona statutes covering collections are clearly spelled out, it is not necessary to create a collections resolution.

C. Ron Sorenson is still working with Tanis Duncan on the language dealing with continuation of easements when the CC&R's are amended and restated. Ron is unhappy with the draft as presented and is looking at re-granting so that they do not fall by the wayside. Hopefully by the February meeting this issue can be resolved. The Secretary was asked to reserve a room for a Town Meeting on Thursday, March 25<sup>th</sup> to review revisions to the CC&R's.

### 5. **New Business**

#### A. Agenda for Annual Meeting

The Secretary handed out a suggested Notice of Meeting and Agenda with a targeted mailing date of January 23. Ron Sorenson, chair of the nominating committee saw no problem with providing material to accommodate this schedule. The format for the mailing was approved.

#### B. Newsletter

The President stated he could not prepare a newsletter in January or February and asked that we find another volunteer to step in and become editor. It was suggested that we target the next newsletter after the Annual Meeting.

#### C. Establishment of SIVHOA Website

Perhaps the time is coming that the Board consider creating a website to make documents and news available to our homeowners. There would be many decisions regarding content, but it appears that the information age of having a computer in almost every home is forcing us to keep pace with the times.

### 6. **Adjournment**

With no further business to come before the meeting, it was adjourned at 9:45 AM.

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Approved by the Board on:

/s/

Marianne M. Bishop, Secretary