

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting – May 11, 2010
Approved by the Board May 21, 2010

The meeting was held at Canoa Rec Center in the Mesquite Room, was called to order at 9:10 AM, and proceeded using the agenda as distributed.

A quorum of the board was present: Marianne Bishop, Ed Eick, Paul Gilmore and Delores Leavitt. Ed Eick, 1st Vice President, served as chair.

Homeowner present: Fred Schildkraut

1. OFFICER'S REPORTS

A. Secretary

A MOTION was MADE by Delores, SECONDED and UNANIMOUSLY PASSED to approve the minutes of the April 13 board meeting as submitted.

A MOTION was MADE by Delores, SECONDED and UNANIMOUSLY PASSED authorizing the Secretary to consult with "The Efficiency Experts" or some other qualified consultant to seek a resolution of minor inconsistencies in the QuickBooks file.

The meeting dates, time and location for monthly board meetings have been changed. For a schedule for the balance of 2010 as well as 2011 see [Attachment A](#).

Topics for publication in the June newsletter (published at the end of May) were discussed. An Owner's Forum will be introduced. The Secretary will provide a draft to each board member for review prior to publication.

B. Treasurer

A MOTION was MADE by Ed, SECONDED and unanimously PASSED to approve the Treasurer's Report ending April 30, 2010. ([Attachment B](#)).

Lot 225 has gone into foreclosure. Upon advice from our attorney,

A MOTION was MADE by Ed, SECONDED and unanimously PASSED to write off 6 months of dues owed by the previous homeowners of Lot 225.

Bill McGovern is continuing to work on our behalf. Being hopeful that we will receive a favorable ruling, he has prepared Form 990EZ for the Federal tax return and Form 99 to be submitted to the State of Arizona after receipt of the IRS ruling on our 501(c) (4) status.

C. Vice-President – No Report

2. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE (AC)

Ed Eick presented the report ("[Attachment C](#)").

After review and discussion of the minutes of the April 28, 2010 Architectural Committee meeting. ("[Attachment D](#)") the following action was taken.

Ed Eick made a MOTION on behalf of the Architectural Committee that was SECONDED and unanimously PASSED

- 1) to approve an expanded use of the current color matrix to include additional use options for trim colors.
- 2) to expand the current definition of "trim" to include existing roofline trim, gutters attached to the roofline trim, window bump outs, garage bump outs, column bump outs, wall bump outs, exterior wall chair rail, the back wall of niches and the flat wall around recessed windows, but not the area that includes the top, side or bottom shelf of the niche or recessed window.

The changes to the Paint Guidelines will be published in the June newsletter as well as being posted on the website.

A MOTION was MADE by Ed, SECONDED and unanimously PASSED to charge the Architectural Committee with a project to modify the paint guidelines book to add the approved trim color chips for each of the stucco color pages in order to better illustrate approved color combinations.

A MOTION was MADE by Ed, SECONDED and unanimously PASSED to allow the Architectural Committee to canvass for qualified SIV homeowners to serve as volunteer "color consultants" to work with the Committee to assist homeowners in deciding how best to enhance their home when considering use of the expanded color pallet.

Consideration was given to Lot 023 in light of the motions that were passed. The Architectural Committee found it impossible to write a rule that could be administered to allow an entire wall of a home to be painted with a trim color. Therefore, it was the unanimous decision of the board to advise the homeowner they are in violation of the Paint Guidelines. Further, that they must bring their home into compliance with the new rule when they return to Green Valley this fall.

The Owners and Architectural Committee Handbooks will be reviewed and revised to accommodate the changes to the Paint Guidelines. At the September meeting the board will review drafts of both handbooks. It is hoped the books will be ready for approval and distribution by November.

B. MAINTENANCE COMMITTEE (MC)

There was no Committee meeting and Larry Engel presented an update ("Attachment E").

C. GVCCC BOARD OF REPRESENTATIVES

Ed Eick supplied the report. ("Attachment "F")

3. CONTINUING BUSINESS

4. NEW BUSINESS

5. ADJOURNMENT

The meeting was adjourned at 11:30 AM. The next regular board meeting is scheduled for Tuesday, September 14 starting at 9:30 AM at 1773 W Sonoran View Drive.

Respectfully submitted,
Marianne Bishop

ATTACHMENT A

SAN IGNACIO VISTAS BOARD MEETING SCHEDULE

REMAINDER OF 2010

9/14	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
10/12	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
11/ 9	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
12/14	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM

2011

1/11	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
2/ 8	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
2/22	ANNUAL	Saguaro Room - Canoa Hills	9 AM to 10:30 AM
3/8	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
4/12	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
5/10	BOARD	TO BE DETERMINED	
JUNE		NONE SCHEDULED	
JULY		NONE SCHEDULED	
AUGUST		NONE SCHEDULED	
9/13	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
10/11	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
11/ 8	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM
12/13	BOARD	1773 W Sonoran View Dr	9:30 AM to 11 AM

SAN IGNACIO VISTAS, INC.

Statement of Revenue, Expenses and Fund Balances

(Modified Cash Basis)

4 Months Ending April 30, 2010

	Operating Fund		Reserve Fund	Total All Funds
	Budget	Actual	Actual	Actual
Revenue				
Assessments	\$ 102,600	\$ 102,150		\$ 102,150
Transfer and Document Fees	1,200	900		
Interest	50	56	1,618	1,674
Total Revenue	\$ 103,850	\$ 103,106	\$ 1,618	\$ 104,724
Expenses				
Maintenance Expenses	\$ 6,029	\$ 6,145	\$ 4,953	\$ 11,098
Administrative Expenses	9,256	6,721		6,721
Other Expenses	2,612	2,354		2,354
Total Expenses	\$ 17,897	\$ 15,220	\$ 4,953	\$ 20,173
Excess Revenue (Expenses)	\$ 85,953	\$ 87,886	\$ (3,335)	\$ 84,551
Reserve Allocation To (From)	\$ -	(3,759)	3,759	-
Net Increase (Decrease) After Allocation	\$ 85,953	\$ 84,127	\$ 424	\$ 84,551
Fund Balances				
Beginning of Year Fund Balance (Note 2)		\$ (38,329)	\$ 249,678	\$ 211,349
End of Month Fund Balance (Note 4)		\$ 45,798	\$ 250,102	\$ 295,900

Supplementary Information

Note 1: The dues assessment for 2009 and 2010 was \$450 per member.

Note 2: Transfer to reserves of \$43,092 was completed on December 17, 2009 and is included in the \$249,678 of Reserve Fund balances with which we begin the year. This offsets the \$38,329 deficit in the beginning Operating Fund balance. An additional \$3,759 of excess operating funds were transferred to the Reserve Account in January.

Note 3: At the end of 2009 cash and investments totalled \$293,249, including \$81,900 of assessments collected in advance. There was \$43,571 in the Operating Account at BBVA Compass and \$249,678 in the Reserve Account of which \$2,092 was in a MM and \$85,000 in a CD at BBVA Compass and \$2,586 in a MM and \$160,000 in an Investment account at Wachovia Advisors.

Note 4: At the end of this month cash and investments total \$295,900. There is \$45,798 in the operating account at BBVA Compass. The Reserve Account of \$250,102 contains \$898 in a MM and \$85,000 in a CD at BBVA Compass and \$4,204 in a MM and \$160,000 in an Investment account at Wachovia Securities.

Note 5: Reserve equity totalled \$898 per member at end of 2009 and \$1097 per member at the end of March.

ATTACHMENT C

ARCHITECTURAL COMMITTEE REPORT
APRIL 2010

Report to the Board on May 11, 2010

LOT #	DATE OF REQUEST	NATURE OF REQUEST(S)	ACTION TAKEN	DATE OF ACTION
014	3-19-10	Install Ramada across the rear of the home. Application was incomplete and returned to the owner for drawings and specifications. Also advised the owner of the need for a Pima County Building Permit		3-19-10
113	4-28-10	Install Ramada across the rear of the home. Advised the owner of the need for a Pima County Building Permit	APPROVED	4-28-10

STATUS OF LOT 035:

As of May 11 the Owner has repainted the front entryway to match the color of the stucco on the home.

ATTACHMENT D

ARCHITECTURAL COMMITTEE MEETING MINUTES WEDNESDAY, APRIL 28, 2010

In Attendance: Jim Callahan–Chair, Barry Bishop, Ed Eick–Board Rep, Margaret Surpless and Deb Nance.

Consideration was given to changes to the paint rules and other items, as follows:

1. A matrix obtained from San Ignacio Heights HOA was reviewed. The matrix limits specific color combinations to specific home models. The committee decided that such a format would place more restrictions upon our homeowners than are warranted. The current paint rules allow use of the current paint matrix on any / all homes within SIV.
2. Should there be changes to the existing paint color matrix? The consensus of the committee was to keep the current paint color matrix as is and not to expand, change or delete the current mixture of stucco and trim colors.
3. The use of three (3) colors from the paint color matrix on a single home. For example: SIV Mesa Tan stucco color, SIV Foxtail trim color and SIV Village Blue trim color. The committee was unanimous in its rejection of the use of three colors. The committee believes the use of three colors could jeopardize the stability of color design in SIV.
4. Expanded use of the current color matrix to include additional use options for trim colors. The committee examined elevation drawings for each model in SIV. The committee determined that the term “trim” should be expanded to include existing roof line trim, gutters attached to the roofline trim, window bump outs, garage bump outs, column bump outs, wall bump outs and exterior wall chair rail (which pertain to only a few houses).

Defined architectural details on the body of the house were discussed. These details include niches and recessed windows. The committee decided that the trim color could be expanded for use on the recessed wall of a niche or around a recessed window. The top, sides and bottom of the niche or recessed window must be considered part of the wall surface and painted the stucco color.

5. The painting of recessed entryways. The committee determined that these areas continue to be limited to the stucco colors.
6. The committee agreed to a project to modify the paint color chip book by adding the approved trim color chips for each of the stucco colors so the contrast between colors can be seen more readily and better illustrate approved color combinations. If approved, it is estimated that this project could be completed by July 31, 2010.
7. The committee agreed that volunteer SIV homeowners may serve as “color consultants” working through the Architectural Committee.

The committee requests the SIV HOA board review all of the above and approve the expansion of the use of trim colors as noted in discussion item 4 above. If approved, change should be made to all paragraphs affected in the the “Owners Handbook”, “AC Handbook” and, if necessary, the CC&Rs. The committee also requests the board approve the actions noted in items 6 and 7.

Submitted by, James Callahan, Chair
May 4, 2010

ATTACHMENT E

MAINTENANCE COMMITTEE UPDATE AS OF APRIL 21, 2010.

Summer activity:

Bev Baker will continue supervising the weekly work by SRL. Bev will also have a test spraying or two done by SRL for Buffelgrass. Bev will be attending a meeting on Buffelgrass with Marianne.

Gary Ebbesen is monitoring two areas that have a potential water problem. Lot #165 is the main area of concern and could have been solved. The lot owner has done extensive repairs to his drip system lines as well as his water feature which had at least two leaks. Gary will continue monitoring.

If the need arises I can be reached by email, but there will be times when email will not be available for ten days to two weeks at a time.

Larry Engel will return to GV about October 15, and the next committee meeting will be held at his home on October 20, 2010

ATTACHMENT F

GVCCC REPORT BOARD OF REPRESENTATIVES MEETING

Some activities coming up that might be of interest to our members.

- TeleCare calls folks every morning to make sure they're okay.
- A Matter of Balance to help people learn and do exercises so they can get up from a chair, bed, or if they fall. They're looking for "coaches" to teach teachers and for teachers to teach classes. There is a course for coaches in June.
- The local library will be on short hours for six weeks from early May to late June for roof replacement.