

San Ignacio Vistas, Inc.
Homeowners Association

Minutes
of the Annual Meeting of
Homeowners

February 23, 2017



Mailing Address:
P.O. Box 1150
Green Valley, AZ 85622-1150

Phone: 625-4924
Cell: 444-7790

Website: www.sivhoa.org

SCHEDULED MONTHLY BOARD MEETINGS

Date	Location	Time
May 8, 2017	Canoa Hills – Mesquite Room	9 AM
Oct. 9, 2017	“	“
Nov. 13, 2017	“	“
Jan. 8, 2018	Location to be determined	“
Feb. 12, 2018	Location to be determined	“

ANNUAL MEETING OF HOMEOWNERS

March 1, 2018 Canoa Hills/ Saguaro Rm 9:30 AM
(Location & Time to be confirmed)

If it proves a necessity, a published meeting may need to be rescheduled or added to the above dates. An email blast to homeowners would be sent prior to the meeting announcing the date and purpose of the meeting.

Agendas and minutes are posted on the website (www.sivhoa.org).

Prior to attendance please or call the Secretary at 520-625-4924 to confirm that it was not necessary to change the day, time or place.

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CALL TO ORDER:

Ann Striker, Acting President

There were 60 homeowners in attendance representing 42 lots. With no other requests for items to be placed on the agenda, the meeting was called to order at 1 PM and proceeded using the revised agenda distributed at the meeting. Ann welcomed those in attendance and thanked the many homeowners who serve the critical function of serving on our committees.

ELECTION: Ballots were not sent to the membership

Article 3 Section 11 of our By-laws: No Balloting or Vote in Uncontested Elections states in part:

"...the number of nominees is less than or equal to the number of open director positions to be filled, at the option of the Board, there shall be no balloting or vote conducted or held for the election of such nominees, and in such event, the nominees shall be deemed to have been elected as directors by acclamation or unanimous consent of the Members."

In accordance with our By-laws we have elected Marianne, Jim and Shelli to the Board to serve a two-year term expiring at the 2019 Annual Meeting or until their successors have been duly qualified and elected.

GUEST SPEAKER:

The guest speaker, Aladi Goodman, RN Director of Clinical Services and Community Outreach Soulistic Hospice, a nonprofit service gave a brief presentation and answered questions to dispel myths associated with the term hospice.

AUDIT:

Judy Barkley, Chair

The Audit Letter, audited Year-end Financial Statements and Notes to the Financial Statements follow.

To the Board of Directors
San Ignacio Vistas, Inc.

We have performed an internal audit of the accompanying Statements of Assets, Liabilities and Fund Balances (modified cash basis) and Revenue, Expenses and Changes in Fund Balances (modified cash basis) of San Ignacio Vistas, Inc. as of and for the years ended December 31, 2016 and 2015. These financial statements are the responsibility of the organization's management. Our responsibility is to express an opinion on the financial statements based on our internal audit.

We conducted our internal audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Our internal audit procedures included examining, on a test basis, evidence supporting the amounts in the financial statements as well as evaluating the overall financial statement presentation. We believe that our internal audit procedures provide a reasonable basis for our opinion.

The financial statements are consistently prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles.

In our opinion, as the internal audit committee, the financial statements referred to above present fairly, in all material respects, the assets, liabilities, fund balances, revenue, expenses and changes in fund balances of San Ignacio Vistas, Inc. as of and for the years ended December 31, 2016 and 2015, on the modified cash basis of accounting.

The San Ignacio Vistas, Inc. Internal
Audit Committee

January 30, 2017

1. CASH

Cash of \$129,399 consists of \$105,010 (\$99,287 at December 31, 2015) in the Operating account and \$24,389 (\$51,547 at December 31, 2015) in the Reserve account.

2. INVESTMENTS

Reserve Fund Investments for 2016 consist of:

	<u>Fair Value</u>	<u>Carrying Value</u>	<u>Matures</u>	<u>APY</u>
Commerce CD	\$101,705	\$101,705	6/17	.95%
Goldman Sachs CD	100,000	100,000	4/17	.85%
Washington Federal	62,222	62,222	2/20	1.95%
Vanguard Wellesley Income Fund				
2,076.016 shares	128,090	123,254		3.18%
Vanguard Wellington Fund				
861.91 shares	<u>58,087</u>	<u>52,548</u>		2.68%
	<u>\$450,104</u>	<u>\$439,729</u>		
Unrealized gain	<u>\$ 10,375</u>			

Reserve Fund Investments for 2015 consisted of:

	<u>Fair Value</u>	<u>Carrying Value</u>	<u>Matures</u>	<u>APY</u>
Commerce CD	\$100,718	\$100,718	3/16	.95%
Goldman Sachs CD	100,427	100,427	4/17	.85%
Washington Federal	61,031	61,031	2/20	1.95%
Vanguard Wellesley Income Fund				
1,993.778 shares	<u>118,430</u>	<u>118,176</u>		3.18%
	<u>\$380,606</u>	<u>\$380,352</u>		
Unrealized gain	<u>\$ 254</u>			

Investments are carried at cost, including reinvested dividends or credited interest.

The Board has adopted an investment policy allowing up to 40% of the "Reserve Net Assets", i.e. Fund Balance, to be invested in mutual funds or other like investments. At December 31, 2016 the shares in the Vanguard Funds with a carrying value of \$175,802 are within that policy limit.

3. ORGANIZATION

San Ignacio Vistas, Inc. (The Association or SIV) is incorporated as a non-profit corporation under Arizona Law. The duration of its existence is perpetual. The purpose of SIV is to preserve the property values and natural beauty of the area by providing architectural control of the 228 lots comprising The Association and maintaining the Common Areas (streets, sidewalks, drainage-ways and natural vegetation).

SIV is governed by the Declaration of Establishment of Covenants, Conditions and Restrictions (CC&Rs) and may be amended by the Members from time to time.

As a Homeowners Association, SIV is considered a Common Interest Realty Association for accounting and financial reporting purposes.

4. BASIS OF ACCOUNTING

The financial statements are prepared on a modified cash basis of accounting. Under this method, transactions are generally reported at the time cash is received or disbursed. The primary exception relates to member annual assessments, a substantial portion of which are collected by December 31 for the following fiscal year. In the year-end financial statements such amounts are classified as "Assessments Received in Advance" and recognized as revenue in the fiscal year for which they are budgeted.

5. FUND ACCOUNTING

The Association utilizes an Operating Fund and Reserve Fund to account for its' financial transactions. The Reserve Fund is designated for future major repairs, maintenance and replacements of Common Areas pursuant to the CC&Rs. Substantially all other resources and expenditures are recorded in the Operating Fund.

Cash and Investments are accumulated in the Reserve Fund and are not available for normal operations.

During 2012 the Board engaged independent specialist consultants to perform a Reserve Study "with site visit" as well as an Erosion and Sediment Control Study. The findings of these studies were incorporated in the Association's Reserve Replacement Plan (RRP). Annually, the Board updates the RRP which projects the estimated remaining useful lives and the estimated timing and replacement costs of the components of the Common Areas. The Board levies an Annual Assessment to fund the anticipated future expenditures within the Reserve Fund.

Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the Reserve Fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the authority under the CC&Rs, subject to membership approval, to levy special assessments, or delay major repairs and replacements until sufficient funds are available.

6. FIXED ASSETS

As permitted by industry practice, the Association has elected not to recognize as assets in its financial statements the Common Areas and office equipment which it owns.

7. INCOME TAXES

The Association obtained a ruling from the Internal Revenue Service that it is exempt from income taxes pursuant to Section 501 (C) (4) of the IRS Code.

8. RELATED PARTY TRANSACTIONS

Pursuant to the Association's Bylaws, no Board Member or Officer receives any compensation for their volunteer services.

The Association contracts with Reliable Secretary Services ("Reliable") to provide day-to-day operations services, including, but not limited to, maintenance of the homeowners' database, corporate files, obtaining legal opinions as directed by the Board, negotiation of the contract for trash services, corresponding with homeowners relative to enforcement of deed restrictions and provisions of the governing documents, generating notices, invoicing homeowners for annual assessments and responding to disclosures for any transfer or sale of a lot within SIV, development and maintenance of the Association website, preparation and distribution of newsletters and a neighborhood phone directory.

Reliable is owned by Marianne Bishop, who is a Board Member and Officer of SIV. Total fees paid to Reliable amounted to \$12,000 in 2016 and \$11,400 in 2015 plus certain office expenses (phone and internet).

In the opinion of the Board, the fees paid are reasonable for all of the services provided.

San Ignacio Vistas, Inc.
Statement of Assets, Liabilities and Fund Balances
(Modified Cash Basis)
December 31, 2016 with Comparative Totals for 2015

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total All Funds</u>	
			<u>2016</u>	<u>2015</u>
ASSETS				
Cash	\$ 105,010	\$ 24,389	\$ 129,399	\$ 150,834
Investments	<u>-</u>	<u>439,729</u>	<u>439,729</u>	<u>380,352</u>
(Fair Value of \$450,104 in 2016 and \$380,606 in 2015)				
TOTAL ASSETS	<u>\$ 105,010</u>	<u>\$ 464,118</u>	<u>\$ 569,128</u>	<u>\$ 531,186</u>
LIABILITIES				
Assessments Received in Advance	\$ 91,690	\$ -	\$ 91,690	\$ 92,400
FUND BALANCES	<u>13,320</u>	<u>464,118</u>	<u>477,438</u>	<u>438,786</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 105,010</u>	<u>\$ 464,118</u>	<u>\$ 569,128</u>	<u>\$ 531,186</u>

Prepared by: M Bishop, Treas
1-10-17

San Ignacio Vistas, Inc.
Statement of Revenue, Expenses and Changes in Fund Balances
(Modified Cash Basis)

Year Ended December 31, 2016 with Comparative Totals for 2015

	<u>Operating Fund</u>		<u>Reserve Fund</u>		<u>Total All Funds</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	
					<u>2016</u>	<u>2015</u>
REVENUE						
Assessments	\$ 67,949	\$ 67,949	\$ 51,750	\$ 51,750	\$ 119,699	\$ 114,000
Transfer and Document Fees	3,000	4,850	-	-	4,850	4,250
Investment Income	<u>120</u>	<u>126</u>	<u>9,000</u>	<u>10,744</u>	<u>10,870</u>	<u>9,036</u>
TOTAL REVENUE	<u>71,069</u>	<u>72,925</u>	<u>60,750</u>	<u>62,494</u>	<u>135,419</u>	<u>127,286</u>
EXPENSES						
Maintenance	44,600	45,068	35,000	30,274	75,342	45,734
Administrative	18,860	16,131	-	-	16,131	16,823
Other	<u>5,610</u>	<u>5,293</u>	<u>-</u>	<u>-</u>	<u>5,293</u>	<u>5,551</u>
TOTAL EXPENSES	<u>69,070</u>	<u>66,492</u>	<u>35,000</u>	<u>30,274</u>	<u>96,766</u>	<u>68,108</u>
EXCESS REVENUE (EXPENSES)	1,999	6,433	25,750	32,220	38,653	59,178
FUND BALANCES						
Beginning of Year	<u>6,887</u>	<u>6,887</u>	<u>431,898</u>	<u>431,898</u>	<u>438,785</u>	<u>379,608</u>
END OF YEAR	<u>\$ 8,886</u>	<u>\$ 13,320</u>	<u>\$ 457,648</u>	<u>\$ 464,118</u>	<u>\$ 477,438</u>	<u>\$ 438,786</u>

Prepared by: M Bishop, Treas.
1-10-17

SAN IGNACIO VISTAS INC.
2017 BUDGET
(Modified Cash Basis)

	Operating Fund	Reserve Fund	Total All Funds
Revenue			
Assessments (\$530 per Lot) (UP 1,320)	70,680	50,180	120,860
Transfer and Document Fees (Based on 10 sales)	3,000	-	3,000
Interest & Investment Income	120	11,603	11,723
Total Revenue	73,800	61,783	135,583
Expenses			
Maintenance Expenses	47,670	15,000	62,670
Administrative Expenses (Note 1)	19,800	-	19,800
Other Operating (Note 2)	5,610	-	5,610
Total Expenses	73,080	15,000	88,080
Net Increase (Decrease)	720	46,783	47,503
Fund Balances			
Beginning of Year Fund Balance (per Audit)	13,320	464,118	477,438
End of Year Fund Balance (Budget)	14,040	510,901	524,941

Notes:

- (1) Board Expend, Legal, Communications and Reliable Secretary Contract
- (2) Insurance, GVC, Property Taxes and Contingency

Prepared by: M. Bishop, Treasurer

Board Approved: 1-9-17

TREASURER:**Marianne Bishop**

Thanks to the Financial Advisory Committee: Gary Powers, Chair, Terry Arnholt, Pat Imgrund and Jack Powers who did their homework and provided guidance in setting dues for 2017.

2016 Budget vs Actual:

Some of the variances we experienced in actual revenues/expenses as compared with the 2016 budget were explained:

The Operating Budget anticipated approximately \$2000 excess revenue and the actual was 6433. This was because our revenue benefited from the fact that we had predicted 10 houses would be sold and the actual was 16 generating an extra \$1,850. Also under expenses; 1) Reliable provided in-house printing and assembling of documents, and 2) the Secretary provided legal counsel with our own drafts for review which kept billable hours lower. The total savings = \$2,731. The Reserve Fund generated more interest than predicted - \$1,744

Under Reserve Maintenance: Street repair was less and we were able to accomplish an erosion mitigation project and stay well within budget.

All of the dues were remitted before the January 15 deadline. Thanks to all homeowners for continuing to be so prompt. Dues were raised \$5 for 2017.

The 2017 Budget was presented and there is an increase in the Operating budget of approximately \$3,000 due to the maintenance of the common areas.

MAINTENANCE:

Maintenance is broken into two sub-committees, Roads and Landscape

Road Sub-Committee**Pat Imgrund, Chair**

Pat Imgrund acknowledged the work of his volunteers: David Devoucoux, Gary Powers and Don White.

This committee oversees the roads, curbs, sidewalks, all road signage and reflectors. As our extensive network of streets (2.67 miles), curbs, sidewalks and drainage lines mature they will cost more to maintain. Because we own our own streets our Reserves must be sufficient to ensure we are able to care for them in a responsible manner to make sure they last as long as possible before they need to be replaced.

We continue to monitor our roads to ensure that we maintain a good base that will support application of an overlay to protect the roads from deterioration. This is currently projected to be done in 2020, barring any sudden change in the condition of our roads. The projected new life with this application is at least 15 years or more.

Some projects completed by members of the committee in 2016:

- ✓ In March Adobe Asphalt performed crack seal at a cost of \$8,551.
- ✓ In the same month Tucson Asphalt made repair to areas that were sinking on the following streets: Desert Sunset, Vista Ridge Court and Prairie Hills.

Measures a homeowner can take to reduce our maintenance costs include:

- ✓ When spraying weeds in your front yard also treat the cracks at each side of the curb and the curb alongside the asphalt. Discouraging this growth helps to maintain the seal to prevent water from undermining the street.
- ✓ Repair irrigation leaks in front yards so that water does not find a way into the street each time that a drip system operates.
- ✓ Not parking on a sidewalk as it is not built to bear the weight of a car.

The road committee also replaced some stop signs which had become non-reflective as well as installing new "no trespassing" signs at each of the entrances to help deter door-to-door solicitation. A representative of the SAV (Sheriff's Auxiliary Office) suggested that we needed this wording to be able to enforce our request to have solicitors leave SIV property.

Landscape Sub-Committee

Joyce Bulau, Board Rep.

Joyce acknowledged the work of volunteers: Barry Bishop and Gary Raff, special projects, Eileen MacLaren, buffleggrass identification, and Carolyn Anderson, seasonal and also welcomed Terry Sullivan as a new seasonal volunteer.

Our role is to advise the Board on all matters pertaining to the maintenance, repair or improvement of the common areas. We completed year 3 of the 10 year plan approved by the board in October 2013. This plan can be viewed on our website.

The 2-year contract with Felix Landscaping for 2015-16 with an annual cost of \$30,000 has been renewed for 2017. This does not include the invasive grass program, tree trimming, utilities, other maintenance, erosion mitigation and plant replacement. Because of an increase in the minimum wage it is anticipated that the contract for 2018 will need to increase.

Besides maintaining the common area, projects completed in 2016 include:

- ✓ Applying landscape rocks and new plants on the northeast corner of Harvest Moon.
- ✓ An erosion mitigation project at the north endcap between Harvest Moon and Prairie Hills which redirected water run-off into one of the main drains on the west side of Harvest Moon rather than running into the street and washing thru the landscaping on the east corner. The project improved the look of that entire endcap.
- ✓ Relocating a large fallen ocotillo that was donated to SIV by a homeowner.
- ✓ Contacted TEP and had their transformers inspected (2 of which needed replaced) and they were repainted with new signage applied.

This year we will be looking for volunteers willing to adopt a plant by filling a bucket that will be located next to a new plant with water until that plant is established. We have had success with this method in the past because the water is slowly absorbed rather than running off quickly and evaporating.

If you have questions or would like to volunteer feel free to contact any member of the Maintenance Committee.

ARCHITECTURAL:

Jim Callahan, Board Rep

Members of the 2016 committee are Barry Bishop, Margaret Surpless and Color Consultant Linda Nealy with Jerry Bodmer helping on Special Projects. Margaret has retired from the committee and is being replaced by Glenn Seela.

The committee provides an independent review and, when appropriate, approval of any request from a homeowner for 'the construction, alteration, repair, modification or addition of any improvement' to their property. Requests might include changes to the landscaping, perimeter walls or patios; installation of screens and patio enclosure; placement of satellite dishes, antennas, flagpoles, etc. Direct requests through the secretary of the Association, who can provide the necessary forms although these are available both on the website and in the Owner's Handbook.

In 2016 the committee handled 34 applications, 15 being for paint.

Each resident must complete and submit an Application for Painting regardless of whether or not the exterior paint colors are being changed. This will ensure the Association has a record of when painting was completed and what colors were used. Please plan accordingly. This process should take less than a week. Not painted in over 10-12 years? It is time to take care of your home.

The SIV Color-Ark can be viewed on the Dunn-Edwards website and provides the following advantages that are free of charge:

- view and order color chips sent to your home
- access color schemes 24 hours a day, 7 days a week

By scheduling an appointment at any Dunn-Edwards store with a Professional Paint Advisor and providing a JPEG file photo of your home the Advisor can complete a rendering of your home using our color options.

The Secretary also has paint chips and can help you with color selection by giving you addresses of homes painted in a color you are considering. It helps when you can view colors on a much larger scale prior to making your final selection.

Using discount code **234607-000** will provide a 46% discount on indoor or outdoor paint purchased at a Dunn-Edwards store.

The base formulas for all SIV colors changed in 2014 and the new color palette is to be used for a total repaint. If you only need a spot touch-up you should take a chip of your old paint to have it computer matched because of fading.

You do not have to obtain your paint from Dunn Edwards and we are not endorsing them exclusively. If you choose another vendor consult the Architectural Committee and they will help you to ensure that your colors are properly matched since Dunn Edwards chips cannot be read by a competitor's scanner.

Some words of caution were shared about maintenance of roofs.

- ✓ 40 year tile roofs are only as good as the tar paper which is deteriorating

- ✓ Since 2014 more than 2 dozen roofs redone, some after serious leaks causing damage
- ✓ Roof repair and replacement does NOT need architectural approval as long as tiles are replaced with like or similar material if the tiles are damaged.
- ✓ Summer microbursts can cause damage to roof tiles and it is good practice to have your roof checked at a minimum of every two years.
- ✓ Recommendation is to seal flat roofs every 3-4 years
- ✓ For flat roofs, NO **BRIGHT WHITE ON THE PARAPET WALL** or DUCTWORK when having to replace roof mounted air conditioners.

Seasonal residents were reminded of their obligation to make sure that someone is monitoring their property for weeds while they are not in residence, and that the Secretary has a contact if there is a water leak in the irrigation system, etc. Also that any frost damage to trees, such as tall palms are removed prior to the summer because strong winds during the monsoon can turn these fronds to into potential flying missiles.

GREEN VALLEY COUNCIL:

Joyce Bulau, SIV Representative

In the absence of local government the Green Valley Council (GVC) enables unincorporated Green Valley to function as a resident-managed community. The Board of Supervisors has charged the Council to represent Green Valley, and recognizes the Council as the official liaison with Pima County. Our Homeowners Association is a member of the GVC. The Council provides a number of services free to its membership.

On their website you will find, among other things:

- ✓ A directory of Health Providers, Urgent/Same Day Acute Care, Pharmacies, Senior Living Options and many other programs and support groups.
- ✓ The Preferred Vendors Program (PVP) which links homeowners with a multitude of all categories of well-vetted business and service providers.
- ✓ A place to register a request regarding problems in your neighborhoods or in the greater Green Valley area, i.e., road issues, such as cracks and potholes; neglected or abandoned properties, non-HOA planning and architectural issues, such as signage, etc.

The Council's website also informs the community about the Council's activities, the programs of the associated nonprofit, 501(c)(3), GVC Foundation, Inc., and general information about Green Valley. Some of the programs provided, just to name a few are:

- ✓ Dispute Resolution services for HOAs
- ✓ Notary Public services
- ✓ Household Hazardous Waste Subcommittee, coordinated with the Town of Sahuarita on two collection events: one in Green Valley in the Spring and one in Sahuarita in the Fall

Why not visit their website and explore some of these services that may benefit you? <https://gvcouncil.org>

SECRETARY:

Marianne Bishop

A committee, formerly known as "neighborhood watch" is renamed to SIV Postal Service, "SIVPS" for short. This more accurately describes their function-- deliver documents 2 or 3 times a year to keep our postage at a minimum.

Another savings is our email distribution that enables us to keep you abreast of events in a timely fashion. We also use it to solicit and share useful advice between homeowners. If you aren't receiving messages from me, give me a call and I will check to see if I am using the right email address for you.

Many homeowners have dropped their land lines for cell phones. Make sure that I have your current information in case of an emergency. If you have someone watching your home I need their name and phone number as well.

As for Neighborhood Watch we don't need a committee. We should ALL be Pro-Active. Most of us carry a cell phone. If you see something that looks suspicious call directly to 9-1-1 and make a report. This enables someone to be dispatched to check it immediately.

If you are going away for an extended period even if you have stopped mail and newspapers, tell a neighbor so that they can retrieve any door hangers, phone books, etc. that someone decides to drop in your driveway making your home look empty.

We negotiated with the homeowner located above the Calle Tres monument and they have graciously allowed us to put in a dedicated circuit to supply power to that entrance. We have replaced the solar power with dusk to dawn LED lighting. This will also provide power for our Christmas decorations so no more risking life and limb stringing 5 or 6 fifty foot extension cords to light that monument from Thanksgiving to New Year's Day.

Our Socials have been moved to Saturday nights and will be held at the Canoa Hills Recreation Center exclusively because of the facilities and the kitchen. Our 3rd Annual Pizza Party was held on Feb 4 and almost 90 attended.

Upcoming events for 2017 are: Apr 1 & Sept 30 will be Potluck and Nov 18 will be a FALL FEAST. Details will be communicated via email.

When you want to bring paperwork to me and it doesn't need my immediate attention, you can drop it off in the secure lock box located in my courtyard. Otherwise please call before you come to make an appointment. Although I try to be available to you as your need arises, my husband would appreciate visits or calls after 9 AM.

Home Sales continue to be strong with 13 closing in 2016. My annual recap of real estate transactions is included in the attachments to these minutes as well as a listing of all committees.

ADJOURNMENT

The Chair thanked those attending for their participation and announced that the new board would convene immediately following the Annual Meeting. These were no homeowners that chose to speak. The meeting was adjourned at 2:30 PM

An organizational meeting followed the general meeting and the following officers were appointed for 2017:

Ann Striker	President & Director
Jim Callahan	1st Vice President & Director
Marianne Bishop	Secretary/Treasurer & Director
Paula Leeson	2nd Vice-President & Director
Shelli Knopik	Ass't Secretary & Director

Respectfully submitted by
Marianne M. Bishop, Secretary

Minutes approved by the board via email on February 25 2017

**SAN IGNACIO VISTAS
HOMES SOLD IN 2016**

ADDRESS	ASK	SOLD	DROP	SQ FT	PRICE PER SQ	LIST	DOM	VIEW
1528 W HIDDEN CREST CT	160000	153345	6655	1292	118.69	MULTI	42	MT/FRONT
4806 S VISTA RIDGE CT	165000	160000	5000	1521	105.19	MULTI	230	R/SR/SS
4935 S GLORIA VIEW CT	169900	167000	2900	1554	107.46	MULTI	161	MT/P
1632 W VISTA RIDGE DR	174900	167500	7400	1521	110.12	MULTI	259	GC/MT/P
1656 W VISTA RIDGE DR	195000	195000	0	1684	115.80	MULTI	292	GC/MT/P
4720 S KING ARTHUR CT	205000	205000	0	1661	123.42	FSBO	0	R/SS
4943 S VIEW RIDGE DR	215000	207500	7500	1723	120.43	MULTI	142	MT
4737 S GLORIA VISTA DR	234900	215000	19900	1725	124.64	MULTI	57	P/MT/SR
4887 S VIEW RIDGE DR	227599	220000	7599	1723	127.68	MULTI	196	MT/P
4719 S KING ARTHUR CT	245000	235000	10000	1806	130.12	MULTI	79	GC/MT/P
4937 S MEADOW RIDGE DR	245000	240000	5000	2163	110.96	MULTI	193	MT/P/SR/SS
4805 S MEADOW RIDGE DR	255000	255000	0	1725	147.83	MULTI	96	MT/P/R/SR
4843 S PRAIRIE HILLS DR	289000	274000	15000	2553	113.20	MULTI	133	MT/P/R/SR

**SOLD IN 2017 OR PRESENTLY ON THE MARKET
* = CLOSED BY 2-23-17**

+ = POOL	ORIG LIST	SOLD	ASK	SQ FT	PRICE PER SQ	LIST	DOM	VIEW
* 1735 W VISTA RIDGE DR	189800	189800		1292	146.90	FSBO	0	MT/R
* 5047 S GLORIA VIEW CT +	310000	285000		2570	120.62	MULTI		P/MT/SR
4983 S GLORIA VIEW CT	210000	195000		1767	110.36	MULTI	11	P/MT/SR
1416 W HIDDEN CREST CT	209000	209000		1867	111.94	FSBO	7	P/MT/SR
4794 S VISTA RIDGE CT	132000	138000		1292	106.81	MULTI		R/SR
4804 S DESERT SUNSET DR			164900	1292	127.63	MULTI	11	SS/R
1747 W VISTA RIDGE DR	196000		175000	1292	135.45	MULTI	78	R/MT
1649 W SONORAN VIEW DR	189000		189000	1767	106.96	MULTI		SR/MT/P
4983 S VIEW RIDGE DR	195000		195000	1554	125.48	MULTI	11	SR/MT/P
4879 S GLORIA VIEW CT	220000		220000	1767	124.50	MULTI		SR/MT/P
4947 S HARVEST MOON DR	265000		230000	2013	114.26	MULTI	113	SR/MT/P
4743 S HARVEST MOON DR			259000	1806	143.41	MULTI	26	SR/MT/P

LEGEND: MT = MOUNTAIN, R = RESIDENTIAL, P = PANORAMIC, GC = GOLF COURSE, SR = SUNRISE, SS = SUNSET

YEAR	# OF HOUSES SOLD	REC'D ASKING PRICE	MULTI-LIST	* FSBO / # - FORE CLOSURE	SIV AVG DOM	^^GV AVG DOM	SIV AVG SALES (\$) PRICE	^^ GV VALLEY AVG (\$)	SIV PRICE RANGE HOMES SOLD
* FSBO = FOR SALE BY OWNER									
2003	23	2	21	* 2			194,117		\$130,000 - \$291,500
2004	22	9	20	*2			242,435		\$133,900 - \$333,000
2005	16	9	14	*2			340,692		\$268,000 - \$439,000
2006	13	4	9	*4			341,756		\$259,900 - \$435,000
2007	7	1	5	*2			324,000		\$190,000 - \$458,000
2008	6	1	5	*1	111	160	334,950	199,493	\$280,000 - \$389,900
2009	8	1	8	0	173	166	218,950	177,953	\$162,900 - \$275,000
2010	10	0	9	#1	192	169	239,277	168,477	\$180,000 - \$315,000
2011	4	0	4	0	--	--	245,000	139,000	\$230,000 - \$260,000
2012	14	3	11	*1 / #2	--	--	224,536	152,191	\$109,000 - \$332,000
2013	11	0	8	0	174	--	207,125	162,214	\$119,000 - \$335,000
2014	12	0	12	0	93		213,172		\$130,000 - \$335,000
2015	17	1	14	*1 / #2	131		208,500		\$132,000 - \$315,000
2016	13	3	12	*1	Note 1	148	207,257	182,655	\$153,345 - \$ 274,000

Note 1: For 2017 we closed on 2 homes with 3 more scheduled to close by 4.5.17, two have been FSBO . In 2016 five homes sold in 3 months or less

^^ Figures in columns headed GV taken from Green Valley News or the internet

COMMITTEES

ARCHITECTURAL

Jim Callahan, Chair & Board Rep

E-mail: AC@sivhoa.org

Barry Bishop

Glenn Seela

Marianne Bishop, Secretary

Color Consultant: Linda Nealy

AUDIT

Judy Barkley, Chair

FINANCIAL ADVISORY

Gary Powers, Chair

Terry Arnholt

Pat Imgrund

Jack Powers

Marianne Bishop, Treasurer

Ann Striker, President

MAINTENANCE

Marianne Bishop, Board Rep

Landscape Sub-committee:

Joyce Bulau, Chair

E-mail: landscape@sivhoa.org

Carolyn Andersen, (seasonal)

Barry Bishop, Special Projects

Eileen MacLaren, (bufflegrass)

Gary Raff, Special Projects

Terry Sullivan, (seasonal)

Road Sub-committee:

Pat Imgrund, Chair

E-mail: roads@sivhoa.org

Duane Felstet

Gary Powers

Don White

AREA	CAPTAIN	SIVPS -	(POSTAL	SERVICE)
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2/3	Joyce Bulau			11 Marianne Bishop
4	Frank Surpless			12 Valerie Diamond
5	Eileen Ridenour			13 Ron & Rose Marie Lemke
6/7	Fred Newton			14 Ray Stone
8	Sylvia Kelly			15 Gary Powers / Jim Callahan
9	Paula Leeson			16 Gary Raff
				17B Loretta Arnholt

DEAR VOLUNTEERS...
YOU ARE APPRECIATED
We cannot function without you!

