

San Ignacio Vistas, Inc.
Homeowners Association
Regular Board Meeting Minutes
February 3, 2003

Present: Marvin Pardi, Damon Patton, Vernon Kliewer, and Ronald Sorenson.

Absent: Karl Anderson.

The meeting proceeded using the agenda dated February 3, 2003 for the Regular Meeting. There were no homeowners present for the Homeowner's Forum scheduled to precede the Board Meeting; thus it was cancelled.

President Vernon Kliewer called the meeting to order at 9:00 am.

1. Reading of the Minutes:

The minutes of the Regular Board Meeting of January 6, 2003, were unanimously approved as read.

2. Officer's Business:

Secretary: Reported that 64 proxies have already arrived for the annual meeting scheduled for February 18, 2003. He reported a possible problem with the collection of delinquent dues from 2000, 2001, and 2002. He will prepare a CD for each director containing all Association records from inception to date.

Vice President: Reported on the current insurance status for directors, officers, and volunteers. He added an endorsement to the current policy that will protect anyone on Association business while in their automobiles. He confirmed that we cannot add outside consultants to the Association to our directors and officers liability policy, but they can be added to our general liability policy at no additional cost.

Treasurer: The Secretary reported for the Treasurer stating that normal January business transpired, and there were no unusual expenses recorded during the month. No formal report was prepared for the board. The report for February, for the March meeting, will include January expenses.

President: Reported that he had sent letters to Weirzbicki, Liddell, and Catino concerning maintenance of uncommon Common Area. Weirzbicki and Catino replied stating that they did not want the responsibility of maintenance of the areas outside their walls. Liddell has not replied yet. The President was authorized to formally relieve Weirzbicki and Catino of maintenance responsibility. For Liddell, a letter will state that in the absence of communications from him, the Association will assume responsibility for maintenance, and modify non-authorized appliances on the plantings in the uncommon Common Area behind the Liddell property.

The President has signed an amended agreement with Felix Landscaping for the Association maintenance. He has also established new controls for evaluation of how much maintenance is done on each project to allow for better estimation of next year's maintenance expense.

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There is an ongoing bulb replacement problem for the entryways. The President asked that the board members report when noting that a bulb needs replacement. The GVCCC reported that they now have a web site, and would like for all homeowner associations to link to the GVCCC web site from their web sites. SIV does not have such a web site, and the consensus of the Board was that such a web site was not needed for SIV.

3. Committee Report:
 - a. Architectural Committee: Ron Sorenson reported that the AC is working on a Paint Policy, and that it should be finished for presentation at the Annual Meeting of Members on the 18th of February. The Secretary stated that this policy should be included in the minutes of the Annual Meeting for presentation to all homeowners. The Board agreed.
 - b. Financial Advisory Committee: Vernon Kliewer reported that the Association now has three separate accounts for money management. The Capital Reserve Fund is maintained at A. G. Edwards along with a Certificate of Deposit at Bank One; the CD also links to the checking and Money Market operating funds to help avoid account charges. The operating funds are maintained at Bank One in such a manner to avoid account charges. The non-annual maintenance funds are maintained at A. G. Edwards in such a manner to avoid problems in funding unexpected maintenance expenses without having to drawn on longer-term investments.
 - c. Maintenance Committee: Has not met since the last Board meeting.
 4. Old Business:
 - a. Annual Meeting: The President reported that preparations are in order for the Annual Meeting scheduled for February 18th, and that only the tellers needed to be appointed for the vote tally. The Board unanimously appointed John Miceli, Marvin Pardi, and Marianne Bishop as tellers, and instructed the Secretary to inform them, and establish the procedures for their work.
 - b. LMR Status. The Association and LMR are in agreement for an accord, and the finalization is awaiting a formal agreement to be drafted by the Association lawyer and LMR. Such agreement is expected before the Annual Meeting.
 5. New Business:
 - a. The meeting for February 10, 2003, was cancelled since no additional preparations are needed for the Annual Meeting.
 6. Adjournment: The meeting was adjourned at 9:40 am.
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Actions:

All actions were by unanimous vote.

Discussion:

Required:

The President will write the letters to Liddell, Catino, and Weirzbicki concerning the maintenance of the uncommon Common Areas.

The Secretary is to inform the tellers of their appointment, and prepare the necessary materials for the tallying of votes.

Approved by the Board on March 3, 2003

damon Patton, Secretary