

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

April 3, 2006

Approved By the Board May 1, 2006

Present: Board Members: Marianne Bishop, Gorman Fisher, Linda Gregory, Roger Mikusek
By phone: Bob Christensen. The meeting was called to order at 9:05 AM. There were no additions or corrections to the agenda.

1. Reading of the Minutes

The minutes of the February 6 board meeting, were revised to reflect the fact that procedures for appeal should have appeared as New Business following the agenda and the minutes were approved as corrected. The secretary then read three minor corrections to the minutes of the March 6 board meeting distributed via email and these minutes were approved as revised.

Because of poor phone reception, Bob Christensen dropped out of the meeting.

2. Officers' Reports

A. Secretary

Because the Secretary assembled the Annual Meeting Minutes booklet and readied it for mailing, the association recognized a \$223 savings.

The Secretary was given a budget not to exceed \$2000 for the preparation of the Governing Documents booklet with cover letter and the March edition of the SIV View. On March 18 a committee consisting of Gene Bengston; Barry & Marianne Bishop; Mona Brock; Dick & Sandra Matty; Roger Mikusek; and Bill & Rosemary Strube spent the morning assembling 300 booklets. Once assembled, the size and weight of the books made it evident that it would be better to hand distribute the booklets to the 200 homeowners in residence in Green Valley. Barry Bishop and Gene Bengston volunteered and accomplished this task in less than 2 weeks. The remaining books were mailed to out of state homeowners using first class at a cost of \$78. There were 300 booklets prepared at a cost of \$1700. This will give us a reserve for distribution to new homeowners if the book is not passed on at transfer.

The Secretary raised the question of scheduling the Neighborhood Garage Sale as approved by a majority of homeowners by a December 2005 survey. Since it was the consensus that the sale be held when more homeowners are in residence the sale will be advertised in the Green Valley News and scheduled for Friday and Saturday: Feb. 23-24 or Mar. 2-3, 2007. Details as to hours of the sale will be determined later.

The Secretary suggested that our HOA consider some gesture of appreciation for board and committee members for their time and effort expended on behalf of SIV functions. Without volunteers, we would have to hire and turn these duties over to a management company. The president asked that suggestions be brought to the next meeting.

B. Treasurer

The Treasurer distributed the Financial Report as of March 31, 2006. A motion was made and seconded to accept the report, subject to audit, (Attachment "A").

The budget was reviewed by line item comparing first quarter expenditures against total budgeted amounts. The Treasurer suggested that we move some money from savings into reserves. After discussion Linda made a motion, seconded by Roger Mikusek to a move \$4,000; all were in favor.

Linda suggested that Bob Christensen accompany her to AG Edwards in July when the next investment matures since Roger will not be in Green Valley.

C. President

Gorman gave a highlight of the morning session of the CAI meeting.

- HOA industry 45 yrs old; consisting of 300,000 associations
- Our documents define the type of organization
- It is important to communicate to our homeowners that they are part owners in all common areas.
- Order of governance is Federal; State; Case Law then Governing Documents (which must not conflict with the foregoing).
- What must be recorded: Plat & CC&Rs and Articles – it is not necessary to record Bylaws, Policy Statements or Rules.
- Key words in documents are MAY and SHALL
- Owners have ultimate authority
- Occasionally put financials into the Newsletters.
- Having a residents' manual or welcoming package is a good idea

Financial procedures were discussed at length and the following recommendation was made: The Secretary will deliver the bank statement to Bob to reconcile the checkbook. We might have to have a month delay in order to produce the statements, especially since the May meeting is on the first of the month.

3. **Committee Reports**

A. Maintenance Committee

Linda Gregory, acting Chair, gave the MC report (Attachment "B").

B. Architectural Committee

Gorman Fisher, acting Chair, provided the AC report (Attachment "C"). The AC approved the house on View Ridge Dr. that appeared to be painted in a non-conforming color. Gorman said it looks brighter and will rectify once faded by the sun.

C. GVCCC

Roger Mikusek presented the report (Attachment D).

4. **Continuing Business**

A. Secretary's Compensation

Roger asked that we hold a special election.

- 1) Asking for a volunteer who is willing and qualified to perform the Secretary-Treasurer function and only be reimbursed for expenses;
- 2) Hire a management company for a minimum of \$20,000/yr;
- 3) Change bylaws so that we can compensate the Secretary-Treasurer at \$_____ amount beginning _____.

No return of the ballot will assume you agree with the board's recommendation.

Roger was asked to prepare a draft ballot to be sent to the members and see if he can get some homeowners that are not on the board to work with him on this project. Marianne will work with Roger to prepare the job description to accompany the ballot.

5. New Business

Because Bob was not at the meeting, the Legislative Update portion of the CAI meeting was postponed to the May meeting.

6. Adjournment

The next meeting will be on Monday, May 1 at Canoa Rec Center in the Mesquite Room. With no further business to come before the board, the meeting was adjourned at 11:15 AM.

Respectfully submitted,

/s/

Marianne Bishop, Secretary

ATTACHMENT 'A'
SAN IGNACIO VISTAS, INC.
HOMEOWNERS ASSOCIATION
Statement of Financial Condition
3/31/2006

2006 Assets and Liabilities

Assets

Operating Funds	41,379.29
Reserves	<u>158,760.95</u>
Total	200,140.24

Liabilities

2007 dues paid in advance

2006 Income and Expenditures

Income

Dues	71,592.00
Transfer Fees	225.00
Document Fees	250.00
Other	336.80
Operating Funds Interest	383.78
Reserve Interest	1,617.48
Other Income: Reserves	<u>-</u>
Total	74,405.06

Expenditures

Operations Expenses	16,716.29
Reserve Projects	<u>4,884.76</u>
Total	21,601.05

Homeowner's Reserve Equity

Total Reserve Equity	158,760.95
Reserve equity, per member	696.32

Unaudited

"ATTACHMENT 'B'
MAINTENANCE COMMITTEE REPORT

The committee met on Monday, March 20. Attending were: Lillian Byerly, Linda Leazenby, Linda Gregory, Larry Engel and Sam Eidson. Because there are five new members on the committee, the responsibilities of the committee were discussed.

Larry and Sam volunteered to keep an eye on the streets as they go about their daily routines. Larry has volunteered to attend the Sunland training course in Phoenix in October.

The landscaping company has completed the deadheading of brittlebush. Because of the draught situation, the committee is concerned that grasses west of Frontage Road and east of Hidden Crest/View Ridge/Gloria View may catch on fire due to the illegal activity in that area. The landscaping company is working on cutting the grasses in that area.

ATTACHMENT 'C'
ARCHITECTURAL COMMITTEE REPORT

The committee met on March 17 2006 with the following in attendance: Ronni Pine, Frank Surpless, Ann Noe, Bob Puttock, Gorman Fisher

The following submissions were reviewed and action taken

Lot	Project	Approval
66	Exterior rolling window shutters beige	yes
126	Repaint flat roof	yes
185	Artificial putting green	yes
169	Alum ramada 8' x 24' Desert Sand	tentative
187	Extending bedroom	tentative

Tentative approval means the projects are awaiting receipt of Building Permits from Pima County.

"ATTACHMENT 'D'
Report GVCC
March Board of Reps. Meeting

Assessments are up;

GVCCC phone books have been delivered and the Council received \$16,000 compensation for 25,000 phone books;

Saturday, Apr 8 Hazardous Waste pickup;

Gas Cap check will be advertised in the newspaper - During hot months if your gas cap isn't tight you release fumes;

2005 Fire dept 7985 calls

5,226 EMS - 2,555 public assistance - 204 fires - 1,600 snake removal
(although these numbers do not add up, they are given as reported)

Because of so many snake calls the Fire Dept is suggesting that CERT program might be able to help in handling the snake calls.

Carondolet proposing a 78 bed hospital in Sahaurita. 65 milliion in 2010. Looking for 10 million from the community. They already have the land and are lining up the personnel.

