

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting – April 13, 2010
Approved by the Board May 11, 2010

The meeting was held at Canoa Rec Center in the Mesquite Room and 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 and Delores Leavitt
Homeowners present: Jim Chervenka and Larry Engel

1. OFFICER'S REPORTS

A. Secretary

On March 15, after the board meeting, Bob Christensen submitted his resignation effective March 20, 2010 from the Board, the Financial Advisory Committee and as our representative to the GVCCC.

Ed Eick, 1st Vice President, served as chair for the April 13 board meeting.

A MOTION was MADE by Delores, SECONDED and UNANIMOUSLY PASSED to approve the minutes of the March 15, 2010 board meeting as submitted.

A MOTION was MADE by Marianne, SECONDED and UNANIMOUSLY PASSED to destroy the election ballots from the 2010 annual meeting together with results of surveys on the Amendments to the CC&Rs.

B. Treasurer

A MOTION was MADE by Ed, SECONDED and unanimously PASSED to approve the Treasurer's Report ending March 31, 2010. (Attachment **A**).

Lot 225 was unable to pay the first installment of the 2010 dues and fears their home will be going into foreclosure.

\$600 was received in transfer fees after 3/31 and will appear on next month's report.

\$850 Contingency payment was for processing the application for 501(C) tax exempt status with the IRS.

A MOTION was MADE by Ed, SECONDED and unanimously PASSED to approve the 2010-2015 Replacement Reserve and related Plans as recommended by the Financial Advisory Committee (Attachment **B**)

C. Vice-President – No Report

2. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE (AC)

Ed Eick presented the report ("Attachment **C**").

The Board discussed the issue of expanding the use of the current color pallet for trim as well as defining trim and accent and unanimously passed the following Resolution.

WHEREAS The Architectural Committee held no meeting in March;
WHEREAS, The committee chair had major construction to his home and a trip to Florida and will not return until April 20;
WHEREAS, It is unlikely that this issue will be resolved before October;
and
WHEREAS, The Board had granted Lot 023 until June 30, 2010 to come into compliance with the current rules; now, therefore, be it
RESOLVED, That the Board is extending this deadline from June 30, 2010 to November 30, 2010 and will advise the homeowner of this extension.

The Plant Guidelines book was discussed and Ed will work with Marianne on finalizing this project over the summer.

B. MAINTENANCE COMMITTEE (MC)

There was no Committee meeting held since the last board meeting. Larry Engel presented an update on several pending issues. ("Attachment D"). The last committee meeting prior to the summer is scheduled for April 21.

C. GVCCC BOARD OF REPRESENTATIVES

Bob Christensen supplied the report. ("Attachment E")

A MOTION was MADE by Marianne, SECONDED and unanimously PASSED to appoint Ed Eick to serve as the Board Representative to the Green Valley Community Coordinating Council until the 2011 Annual Meeting or until another replacement is appointed..

3. CONTINUING BUSINESS

4. NEW BUSINESS

Ed suggested we institute an Owner's Forum in the newsletter. This topic is to be placed on the next agenda so that guidelines can be established prior to being communicated to our Homeowners.

5. ADJOURNMENT

The meeting was adjourned at 10:40 AM. The next regular board meeting will be held on Tuesday, May 11, 2010 in the Mesquite Room at Canoa Rec Center.

Respectfully submitted,
Marianne Bishop

SAN IGNACIO VISTAS, INC.

Statement of Revenue, Expenses and Fund Balances

(Modified Cash Basis)

3 Months Ending March 31, 2010

	Operating Fund		Reserve Fund	Total All Funds
	Budget	Actual	Actual	Actual
Revenue				
Assessments	\$ 102,600	\$ 102,150		\$ 102,150
Transfer and Document Fees	600	-		
Interest	40	46	1,618	1,664
Total Revenue	\$ 103,240	\$ 102,196	\$ 1,618	\$ 103,814
Expenses				
Maintenance Expenses	\$ 4,518	\$ 4,618	\$ 4,953	\$ 9,571
Administrative Expenses	8,076	5,726		5,726
Other Expenses	1,804	2,354		2,354
Total Expenses	\$ 14,398	\$ 12,698	\$ 4,953	\$ 17,651
Excess Revenue (Expenses)	\$ 88,842	\$ 89,498	\$ (3,335)	\$ 86,163
Reserve Allocation To (From)	\$ -	\$ (3,759)	\$ 3,759	\$ -
Net Increase (Decrease) After Allocation	\$ 88,842	\$ 85,739	\$ 424	\$ 86,163
Fund Balances				
Beginning of Year Fund Balance (Note 2)		\$ (38,329)	\$ 249,678	\$ 211,349
End of Month Fund Balance (Note 4)		\$ 47,410	\$ 250,102	\$ 297,512

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 \$297,512. There is \$47,410 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 totaled \$898 per member at end of 2009 and \$1097 per member at the end of March.

ATTACHMENT B

The Reserve Study can be found at the following link:

<..\..\WEBSITE\SIV Documents\replacement reserve plan april 2010.pdf>

ATTACHMENT C
ARCHITECTURAL COMMITTEE REPORT
APRIL 13, 2010

LOT #	DATE OF REQUEST	NATURE OF REQUEST(S)	ACTION TAKEN	DATE OF ACTION
173	3-15-10	Install Aluminum Storm door on side entrance of garage (pre-finished almond) brushed nickel hardware	APPROVED	3-16-10
095	3-15-10	Install Equinox Ramada across the rear of the home and extend the patio in front of the kitchen using concrete finished to resemble flagstone (to the North side of the property). Pima County building Permit received	APPROVED	3-19-10
185	3-22-10	Repaint new colors Toffee Crunch for stucco & Ravenwood on the trim	APPROVED	3-22-10
151	3-26-10	Enclose rear patio with screen and install doors. Ray's Solar Solutions will obtain permit prior to proceeding	Conditional Approval	3-30-10
030	4-2-10	Enclose rear patio with screen and install doors. Pima County building Permit received	APPROVED	4-7-10
090-091	4-7-10	Add block to a shared wall between lot 090 and 091	APPROVED	4-7-10

Lot 157 was in violation because the paint on their parapet wall had been white. The Owner had their roof resealed and on March 31, 2010 this wall was painted Sedona Peach which has rectified the violation.

Lot 035 is currently in violation because they enclosed their front entryway without AC review or a Pima County building permit. The entryway is painted black. The Homeowner was advised of the paint rules in Section 4.31 (b) and they have agreed to repaint the enclosure to match their trim as well as paint the trim around their front windows in the same Spanish Brown.

Lot 108 completed installation of new Pella windows and the trim around the windows and doors was painted Spanish Brown.

As a reminder to the board the Homeowners of Lot 023 have until June 30 to repaint their home in order to come into compliance with current paint rules. Since it is doubtful we will have a resolution regarding reworking the Paint Guidelines until this fall the board the committee asks that the board grant the owner an extension until at least October as there are no board meetings scheduled from June thru the middle of September.

ATTACHMENT D

MAINTENANCE COMMITTEE REPORT TO THE BOARD April 13, 2010

1. Late last year some homeowners expressed concern that Buffelgrass behind lots 88-96 and Gloria View Court homes that abut Frontage Road present a fire danger. The committee investigated the possibility of creating a firebreak. The chair of the committee also contacted the fire department and was assured that because of the location of the grass and the distance from our location to the fire department, any fire that would start could be quickly extinguished.

At the last board meeting the board asked that MC give attention to a drainage problem at the rear of Lot #165. It appeared that during heavy rains the runoff is over the curb and will cause additional erosion of the common area. The Board suggested the possible use of "rip-rap" stone in the path of the existing runoff before the monsoon season begins.

2. Upon further investigation it appears that there was an irrigation leak that could have been causing the problem. The homeowner has taken action and the site will be monitored to determine if this has resolved the issue. Until we are sure this is the cause of the moisture we are not recommending "rip-rap" at this time.
3. There is another wet spot in the common area on View Ridge Drive across from approximately Lot 109 thru 112. The water company came out and suggested it had something to do with rain run-off. The committee will be monitoring this site as well.
4. Because Larry recently assumed the position of Chair he asked for a copy of the Maintenance Agreement with Santa Rita as well as a recap of the Maintenance budget. Before he leaves for the summer he will study the contract and have a briefing with Bev Baker who has assumed the responsibility of coordinating between the MC and Santa Rita.
5. Gary Ebbesen will be working with Bev Baker and monitoring the "water leak" areas.
6. Larry has suggested that if Bev or Gary has questions during his absence he can consult with Jim Chervenka on grounds issues and Sam Eidson on anything to do with the roads.

ATTACHMENT E

GVCCC REPORT BOARD OF REPRESENTATIVES MEETING 3-18-2010

- Relocation of GVCCC offices to Suite 18, Green Valley Village is now complete. Update of web-site and member communications now underway.
- Budget will be revised to reflect new fixed expenses now that the move has been completed.
- 2010 Directories distribution is now complete.
- Officer training workshop is on Friday April 23.
- Workshops on Insurance and on Tenants to be determined.
- A "Needs Assessment" survey has been mailed to 3,000 residents. Hope to get 1,200 responses.
- Senior Anticrime University scheduled for April 7 at La Posada. Sponsored by the Attorney General's office classes will include Consumer Fraud & Scams, Identity Theft, Elder Abuse, Internet Safety, Reverse Mortgage scams and a wide variety of additional topics.
- President's Letter will further explore the impact of state law on amending Articles of Incorporation and By Laws and how to fix governing documents that are not in compliance.