

**San Ignacio Vistas, Inc.
Homeowners Association**

**Minutes of the
Annual Meeting
Of Homeowners**

February 15, 2005

MEETING DATES - Board Year 2005

Mar 7 2005	BOARD	Meeting Room A - Desert Hills	9 AM
Apr 4 2005	BOARD	Meeting Room A - Desert Hills	9 AM
May 2 2005	BOARD	Meeting Room A - Desert Hills	9 AM
Jun 6 2005	BOARD	Meeting Room A - Desert Hills	9 AM
Jul 11 2005	BOARD	Meeting Room A - Desert Hills	9 AM
Aug 1 2005	BOARD	Meeting Room A - Desert Hills	9 AM
Sep 12 2005	BOARD	Meeting Room A - Desert Hills	9 AM
Oct 3 2005	BOARD	Meeting Room A - Desert Hills	9 AM
Nov 7 2005	BOARD	Meeting Room A - Desert Hills	9 AM
Dec 5 2005	BOARD	Meeting Room A - Desert Hills	9 AM
Jan 2 2006	BOARD	Saguaro Room - Canoa Hills	9 AM
Feb 6 2006	BOARD	Saguaro Room - Canoa Hills	9 AM
Feb 16 2006	ANNUAL	Saguaro Room - Canoa Hills	2 PM

Homeowners are encouraged to attend. Each meeting is preceded by a Homeowner's Forum to allow dialogue with the Board. Please verify with the President or Secretary prior to any meeting date to confirm the schedule in the event a change becomes necessary during the year or check the website (www.sivhoa.org).

BOARD / OFFICERS

Linda Gregory, President/Treasurer	625-5121	lsgregaz@hotmail.com
Gorman Fisher, Vice-president	648-3738	cgfisher1@yahoo.com
Marianne Bishop, Secretary	625-4924	info@sivhoa.org
Doug Cameron	625-3738	N3077U@cox.net
Ron Sorenson	399-0868	rlsorenson@cox.net

WEBSITE: WWW.SIVHOA.ORG

MAILING ADDRESS:

**SAN IGNACIO VISTAS, INC
HOMEOWNERS ASSOCIATION
PO BOX 1150
GREEN VALLEY, AZ 85622-1150**

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**San Ignacio Vistas, Inc.
Homeowners Association**

ANNUAL MEETING OF MEMBERS

February 15, 2005

The 2004 Board President, Linda Gregory, called the meeting to order at 1:55 PM. There was a quorum of lot owners present represented by 120 proxies and 28 lots represented with 52 attendees. There were no requests for items to be placed on the agenda, and the meeting proceeded using the agenda mailed to the homeowners.

RECOGNITION:

Thanks was extended by Linda to Vernon Kliewer for his long-time service to the Association. He wore many hats including President and Maintenance Committee chair, to name a few. Also recognized was Arlene Haugan who served on the Board as Treasurer for several years as well as chairman of the Social Committee. We are all fortunate to have benefited from their many contributions.

Appreciation was also expressed to the Decorations Committee for the beautiful job they did this Christmas. Kudos to Sandy and John Schuette, Trish and Ernie LeMaster, Dave and Ruth Link, Pat Smith and Hilde and Mike Dibernardo who have all given many years to this annual project. All have decided it's time to pass these responsibilities on to a new group of homeowners. We would be remiss if we didn't also thank Sandy and John Vold who donate the electricity for the Christmas decorations at the Calle Tres entrance, which is normally powered by solar.

Recognition was also given to Ray Schofield, who has served on the Maintenance and Nominations committees since the beginning. He has also resigned.

All of these people who dedicated so much of their time will be missed.

INTRODUCTIONS:

The Board of Directors and various committees went through a period of considerable change last year. The President took great pride in introducing the 2004 board members.

Gorman Fisher is currently serving as Vice-President, Board rep to the Architectural Committee and GVCCC representative. Gorman has been active in the association for a long time, and was chair of the Maintenance Committee prior to joining the Board. He is also the person responsible for installing the curb reflectors throughout the subdivision, saving the Association the cost of hiring someone to do the work.

Ron Sorenson, long-time Board member and chair of the Nominating Committee, has another year to serve in his two-year term. Ron's legal background has been extremely helpful.

Bob Cohen, who was unable to be here today, came forward when Arlene Haugan resigned last February. We'll miss Bob on the Board. Bob's decided not to run because of health issues. The Board thanks him for his participation over the last year and wishes him a complete recovery.

Doug Cameron, member of the Board and Board representative to both the Maintenance and Communication Committees, was appointed to the board when Vernon Kliewer resigned last April.

Each member has brought unique strengths and talents to create an outstanding Board and I want to thank them all for their dedication and hard work.

Marianne Bishop, Association Secretary is our recording secretary as well as providing day-to-day liaison with our management company, Lewis Management Resources. Suffice it to say that I don't know what we'd do without her!

Susan Trecartin, chair of the Architectural Committee, willingly took over the helm at a difficult time and has done a great job along with her committee members, Gary Brown, John Lucas, Ann Noe, Ronnie Pine, Bob Puttock, and Frank Surpluss.

George Jones, a new homeowner, agreed to chair the very busy Maintenance Committee. He has already put his stamp on the appearance of our common areas and is taking classes to gain knowledge about our desert environment. Doug and George are the people responsible for our beautiful newly-renovated monuments. The other members of the Maintenance Committee are Lillian Byerly, Mary Lu Catino, and Ray Schofield. Janette Stockdale and Carl Johnson also participated for part of the year. And I've been known to stick my nose in too! I might take this moment to say that we're looking for more members for this committee and if you're interested, please get in touch with George Jones.

Marcia Lucas, chair of our newly-created Communications Committee is an experienced webmaster. Marcia volunteered to create and maintain the SIV website in order to provide homeowners with up-to-date information useful on a day-to-day basis and I think we all agree that she's done a great job. The response to the website has been excellent.

Last, but not least, is Neighborhood Watch, which contributes to the safety of SIV throughout the year. Gene Bengston has been the chairman of this group for many years and we appreciate all of his efforts as well as other 13 members of this committee. You will find all committees with the members listed in the back of this book.

OPENING REMARKS:

As volunteers, the Board, the Secretary, and committee members, have chosen to take on their responsibilities because they have an investment in our Association. Each represent a variety of ideas and opinions, and the decisions made are a result of those ideas. Decisions that affect the Association are made as a group rather than by any individual.

I think I can speak for these each person involved when I say that we believe, rather than complaining -- if we are able -- it is our responsibility to address concerns by getting

involved. We all love where we live and are happy to have great neighbors.

We are aware that some homeowners have chosen to move out of SIV rather than to get involved in affecting policies they didn't agree with. Doug Cameron, fortunately for us, is someone who decided to get involved rather than moving and we are the beneficiaries of that decision. We know that we can't please everyone, but we've worked very hard in the last year to make the Association more accessible. The Board meetings, generally held the first Monday of every month, are open to everyone. (The 2005 schedule is printed on the inside front cover of this book). If you have a concern, that's the venue where you can get the ear of every Board member as well as the committee chairs. If you can't make the Board meeting, you can always write a letter or send an e-mail through the website. And, of course, you can always run for the Board. We have elections every year and we welcome people with new ideas.

REPORT OF THE NOMINATING COMMITTEE:

The nominating committee this year consisted of Michael Amato, Frankie Hein, John Jones, Ron Payne, Ray Schofield and me (Ron Sorenson) as chair. These people deserve thanks for their efforts. There are four candidates this year. They are Helen Berwald, Marianne Bishop, Gorman Fisher and Linda Gregory. (Nominations were then taken from the floor).

Ward Williams was nominated by Jim Loveland.

ELECTION:

No other names were put forth; nominations were closed. Those present with ballots voted. The tellers, Marcia Bengston and Lillian Byerly, collected the ballots and retired to count the proxies and ballots.

OFFICERS REPORTS:

Secretary – Marianne Bishop

I don't know how all of you feel, but it seems to me like I just blinked a few times and another year has passed. How many of you have noticed the increase in traffic and lines at the stores? The word about Green Valley has certainly been spreading. A house on the market -- especially in our plan -- is really a HOT commodity. I have some statistics about our home sales during 2004 compared to 2003, but I'll get to that later.

This has been the second year of working with Lewis Management. For the most part, LMR has been efficient, although we have had several minor problems and I don't feel comfortable unless I monitor their work. The most disturbing event happened this past month. The matter started out as a minor oversight, but escalated into a real headache. How many of you received the Opps note? When you opened it did you think that your HOA had lost their minds paying 37 cents to send you a 37 cent envelope? Have all of you received the explanation letter from Digipost? (Secretary read the letter from Digipost)

As background information, there are two mailings each year for which your HOA includes a postage paid envelope. One is the dues mailing and the other is the proxy for the annual meeting. The first is a convenience for you to send your dues. The second is more important to encourage as many homeowners as possible to return their proxy to establish a quorum for the annual meeting. Digipost failed to include the postage paid envelope for the proxy. In their haste to rectify that omission they sent the infamous Opps letter.

When sending this letter I have discovered that Digipost used a mailing list that was about a year old. This created the impression (because my name was on the enclosed postage paid envelope and the San Ignacio Vistas PO box was used as the return address) that I was having a "Green Valley moment". Believe me; I can have enough of those on my own. So, if you are in contact with any former homeowners who tell you they received a strange mailing from San Ignacio Vistas sending them an envelope, please tell them that this was done by the mailing house that inadvertently used an old list.

Digipost has agreed to absorb the full cost of the two explanation mailings made after the annual meeting notice. Because of all of the grief caused by these mailings they are also not charging for the original mailing that transmitted the proxy.

I have requested LMR to use another mailing house other than Digipost during 2005 since this is not the first time we have had problems with mailings.

E-mail:

As you will hear from our Communications Committee, we now have a website. Doug Cameron will be telling you more about that. On our site are links to the board of directors as well as to your Secretary. We have been creating an email distribution list by lot, and 97 homeowners have provided their email address which will enable us to communicate with you in a faster manner. If you haven't provided your email address I encourage your participation.

Resales:

Our subdivision continues to be highly sought after because of our wide streets, nicely terraced and well-maintained common areas and some of the best views in Green Valley. We should all take pride in our community.

During 2004 we had 22 new homeowners compared with 23 last year. On average the number of homes sold is 25. The time on market reduced from 2003 to 2004. In 2003 nine of the 23 homes sold in three months or less. During 2004 the average time on the market for 21 homes sold was three months or less. Six of those sold in less than one month, and a home on Prairie Hills was sold by the owner in less than a week. Ten homes sold for full asking price, another ten sales netted between 99-96% of their asking price. Only one had a selling price that was 86% of the asking price.

This time last year SIV had five homes on the market out of 290 listings in Green Valley. This year we presently have two that I know about. One is on the multi-list and the other is for sale by owner.

For Sale by Owner:

I want to remind you that if you plan on selling your home yourself, you must contact Lewis Management Resources and they will provide the prospective homeowner with our Association documents. This is a step you should not overlook. State law requires that the buyer be sent these documents within 10 days of notification. If you use a realtor, they should handle this step. In 2004 LMR contracted with CondoCerts to handle mailings for all resales. Because LMR manages approximately 100 homeowners associations it was becoming too time consuming for their staff to keep up with resales in a timely fashion. CondoCerts has a website and the process of requesting association documents can be done on-line.

I was told by LMR that a considerable amount of time has been spent training realtors and title companies on the CondoCerts program and procedures.

This program is strictly for resales only and has no bearing on current residents. Each of our homeowners was supplied with the CC&R (Covenants, Conditions and Restrictions) Bylaws and Articles of Incorporation, Rules of the Association and the Resolution Regarding Fines and Penalties, before closing. If any of these documents is revised or updated during the year, you are sent a copy. In the meantime if you happen to misplace a document and you contact LMR for a replacement, they will charge ten cents per page.

Change of Address

If you maintain more than one residence please keep us posted of your current address. You may remember when Damon Patton was secretary he kept two addresses and changed between them based upon dates you supplied. LMR can only maintain one mailing address. If you choose not to change your mailing address in the database, make sure that your post office has a current forwarding order when you leave, whether it is from Green Valley or your summer residence. We need to know how to reach you since matters of importance come before the board during the year that may require your input or vote. For your convenience, you may use the website which has a change of address form. Once completed, the form is automatically forwarded to both the Secretary and LMR.

The dues statements are always mailed during the first week of December and are due by January 1. If you do not receive your dues notice by December 10, you should immediately contact San Ignacio Vistas Home Owners Association at PO Box 1150, Green Valley AZ 85622. I am pleased to say that all of our homeowners paid their 2005 dues by mid January.

Treasurer – Linda Gregory

The audited Financial Statement as of December 31, 2004 as well as the 2004 Financial Report vs. 2005 Budget were distributed and are included with these minutes as Attachments. There was about \$7,500 remaining from the 2004 operating funds. Some of those funds are already designated for the refurbishing of the Camino del Sol and Calle Tres monuments and common areas since these projects were begun in 2004 but were not

completed by December. At the next Board meeting in March, it will be decided if these funds will be allocated to the operating funds or reserves.

Two reserve projects were completed in 2004. The first was the erosion project done on Camino del Sol at the cost of about \$40,000. This project actually came in under the original estimate. After evaluating several alternatives to control the erosion in this area, the only possibility was the installation of rip-rap because the walls behind some homeowners' properties were being compromised. It is the Association's responsibility to maintain those walls. The second was the street sealing that took place in May at a cost of about \$20,000. The good news is that tax refunds from previous years as well as the payoff of all outstanding liens accounted for about \$6,100 in unexpected reserve revenues. Having an adequately funded Reserve means there will be no need for special assessments for capital improvements.

The accountant completed the audit of the 2004 finances on February 11, 2005 and found that "the financial statements...present fairly, in all material aspects, the financial position of San Ignacio Vistas, Inc. as of December 31, 2004, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America."

President's Report – Linda Gregory

Before I talk about the Board's activities last year, I'd like to present a few statistics about our sub division. There are 228 properties in the Association. That puts SIV among the larger associations in Green Valley. The gross area of the subdivision is just under 100 acres. The Association is responsible for 2 2/3 miles (a little over 11 acres) of streets and 25 2/3 acres of common area. Finally, the assessed value (not the market value) of San Ignacio Vistas, Inc. is almost \$28 million according to the Pima County Assessor's Office. I thought you would be as interested in learning this information as I was.

It was a very busy year. As far as members of the Board, this is a very young Board. Four of the five Board members have served two years or less with two coming onboard just last year. Only one, Ron Sorenson, has served more than one two-year term. But every one of the members has brought his own experience and expertise and I have enjoyed working with all of them.

Vice-president Gorman Fisher has organized a committee to investigate changing the Bylaws so that part-time residents would be eligible for the Board of Directors. The current Bylaws state that the Board consist of five full time residents, with no member of the Board being absent from Green Valley for longer than 70 days. An initial proposal has been presented to the Board, but there are several concerns that need to be resolved. (A show of hands indicated the majority in attendance favored this change to our Bylaws.)

A Homeowner's Forum was held last March during which homeowners were able to bring their concerns regarding the proposed CC&Rs to the Board. The Association's attorney was present at that meeting so that she could answer homeowners' questions directly. Several excellent suggestions were made that have been incorporated into the proposed CC&Rs. The Board is still working on one issue and it is hoped that the proposed CC&Rs

will be sent soon to homeowners for their vote. This revision is an important document that will make the Association truly our own.

Another opportunity for homeowners to be heard were the two study sessions regarding common area trees. The first was held in September when many of our homeowners were away. Even so, we had a terrific turnout with 36 properties being represented. The second session was held in January of this year. With returned surveys, a total of 116 properties were represented. That is about 50%! It proved two things: 1) that homeowners want the chance to voice their opinions, and 2) there are a wide variety of opinions when it comes to what to do about the common area trees. This divergence of opinions provides a constant challenge.

The Board revised two rules pertaining to private property during the year. The first had to do with Ramadas, defined in our Rules as open-roofed structures. The Ramada Rules were established to provide reasonable esthetic control while recognizing the ramada as an architectural structure commonly used in the Southwest to provide shade. The second rule had to do with Common Areas and the continuing concern of the Maintenance Committee about homeowner or a homeowner's agent interfering with common areas. That is, disturbing trees or vegetation and discharging materials onto the streets, sidewalks or other common areas, and the ramifications of doing such. This resolution was created to protect the homeowners from possible injury as well as the Association's common areas from damage, erosion, or other interference which detracts from the well-maintained look of our common areas.

The Board also passed a resolution that shifts the burden of determining if a homeowner's view is being materially affected by another owner's tree away from the Architectural Committee. The Association's attorney felt that since the CC&Rs provide "that no tree will be of a height that will materially interfere with another's view, it is really an owner of a neighboring property who should step forward and make a statement that there is view interference." Our attorney noted that "if the board has to take action and ends up going to court, if the owner of the lot whose view is supposedly impacted does not step forward to testify, then even if the Architectural Committee made a determination, you have no case." In passing this resolution, it was felt by the Board that homeowners are reasonable people and they can work together to solve a situation. A "complaint form" was developed by our attorney for use if the homeowners can't work out their differences.

You have all been mailed these rules and regulations as they've been passed. They are also on the website, www.sivhoa.org, where you can also find other useful information including a link to GVCCC.

As the subdivision ages, it will be necessary to pass additional Rules having to do with private property. Situations that didn't exist in the early years will need to be addressed, such as the painting of roofs on houses that are visible from streets above as well as the painting of decorative ironwork. The Board passes revised or new rules because needs have been identified and it is the Board's responsibility to respond to these needs.

In summary, while one homeowner commented recently that all the Board did was make new rules, the overwhelming response to our efforts has been very positive.

COMMITTEE UPDATES:

Maintenance – George Jones

Role of MC: The Maintenance Committee (MC) is comprised of a group of volunteers who contribute their time and labor to assist the Board with management of the Association's common areas.

Major Maintenance Projects Completed:

SIV completed two major maintenance projects in 2004.

- Rock was installed for erosion control on the slopes of Camino del Sol. This project was undertaken only after all alternatives had been investigated and discarded as unfeasible.
- The streets were resealed in May. Resealing prolongs the life of the streets and it will need to be done every 3 to 4 years.

Street Repairs:

During the winter many new cracks opened in the streets. Members of the MC met with a representative from the paving company to evaluate the condition of the streets and determine if the cracks need to be sealed. The paving company representative said that most of the cracks could not be sealed effectively because the sealant will not flow into the narrow cracks. The paving company representative stated that the cracks would close in the summer when temperatures rise, but reopen next winter. Therefore, he recommended that we wait until next winter to seal the cracks because the cracks are not compromising the integrity of the streets at this time. The paving company representative advised us that SIV will likely face a recurring problem with cracks as our streets age. This is due to the clay soil expanding and contracting with changes in moisture and temperature. In addition, some areas of the street are on fill dirt, which will settle and cause cracks to open.

Two areas were identified that need to be repaired before next winter and this work will take place sometime in the spring or early summer. The pavement on the cul-de-sac at the end of Vista Ridge Drive is breaking up and will have to be replaced, and the pavement in the center of the cul-de-sac on King Arthur Court is sinking because the soil underneath was not properly compacted before the pavement was installed.

Trees Pruned:

Before pruning the common area trees in December, the Maintenance Committee consulted with certified arborists and with companies that specialize in tree maintenance. In addition to receiving estimates for work, the MC sought guidance on proper tree maintenance and pruning practices. All the arborist and tree maintenance companies we contacted told us that topping trees is a prohibited practice. Topping destroys the natural symmetry and beauty of the trees, places the trees under stress, and causes the trees to grow denser. The trees on SIV common areas are not native; they are South American species of mesquite and acacia that will grow to a height and width of 35 to 40 feet. The

types of trees were selected due to their low cost and fast growth without consideration of their mature height or maintenance requirements. Arborists told us that the trees can be thinned to maintain balanced growth and to improve views, but there are no feasible pruning techniques that will ensure clear views. The MC obtained competitive bids and selected a tree maintenance company to prune the trees to remove lower limbs and clear sidewalks and streets, selectively remove branches to restore balanced growth, and to improve views in accordance with accepted tree maintenance practices. The trees will require recurring maintenance to remove lower limbs from hanging into streets and sidewalks and to improve views.

Common Area Improvements:

The monuments at Camino del Sol and Calle Tres were repainted in official SIV paint colors and the letters refinished.

Linda Gregory, Mary Lu Catino, and Lillian Byerly planted cactus pads pruned from common area cactus and plants donated by homeowners into the common areas to provide erosion control on the slopes and to enhance vegetation.

Gorman Fisher reattached and added street reflectors throughout the subdivision.

Doug Cameron, Gorman Fisher, and George Jones painted the fire hydrants with paint provided by the water department.

The MC is in the process of developing a long-range plan to enhance vegetation on the common areas with the goal of improving the beauty of the area, control erosion on the slopes, and enhance property values. However, enhancing vegetation is a challenge because it is difficult to establish even arid land plants without irrigation. The MC sought advice from a professional landscape consultant in developing an improvement plan for the common areas. The MC asked the landscape consultant to prepare landscape plans for the monuments and recommend arid-land trees and shrubs that can survive without irrigation. The MC plans to test arid-land plants on selective areas to find out what will grow without irrigation before implementing a long-range plan to enhance vegetation throughout the interior common areas.

Common Area Maintenance:

SIV hired a new maintenance company on January 1, 2005. The MC obtained competitive bids and then entered into discussions with the bidding companies to negotiate a competitive price. The new maintenance company will consistently maintain the entrances and interior common areas in a well-kept appearance. Exterior perimeter area will be maintained twice a year, in April and October.

Communications – Doug Cameron

This year we took a major step in creating a website. Although it is still in the infancy stage it has gone a long way in providing much needed information to our homeowners. We are

very fortunate to have Marcia Lucas take on the job of creating and maintaining this website. The address is: www.sivhoa.org.

Email has become one of the most efficient means of communications, but if you don't have a computer then the telephone is a good second. Also, you can get access on a computer right here in Green Valley. The Conrad Joyner-Green Valley Branch Library at 601 N. La Canada has twenty computers and as long as you have a library card you can use these computers free of charge. The computer room is usually staffed with a monitor who will be glad to assist you if you are just getting started.

If you have something that you feel is worthy to be on our website, please get in touch with me or the President and we will pass this information on to Marcia.

RESIDENTS TIME:

Lot 001, John Vold spoke about erosion on the hillside behind his wall that leads to Calle Tres. Lot 196 John Sturtz asked about procedures for changing his mailing address as well as the new laws affecting homeowners associations. Lot 168 Barry Bishop commended the board and committees for all of their hard work and the great job that was done to facelift our monuments. He also asked about the old Fairfield monument at the corner of Frontage Road and Calle Tres and the possibility of GVCCC or the Chamber of Commerce acquiring the monument. Lot 130 Bob Puttock spoke about glass on our roads after recycling pickup. He also asked about development of a 5 yr. plan for converting the common areas.

VOTING RESULTS:

The President was handed the tellers report:

There were 148 ballots cast with 4 declared invalid by not being placed in a ballot envelope with a lot number or voting for more than three candidates. A result of the voting is as follows:

Helen Berwald	59
Marianne Bishop	122
Gorman Fisher	109
Linda Gregory	119
Charles Catino	1
Terry Ferrier	1
Arnold Ghilardi	1
Raymond Harp	1
Carl Johnson	1
John Jones	2
Bill Stenavich	1

The following nominees were elected as Directors for the term 2005-6: Marianne Bishop, Gorman Fisher and Linda Gregory.

The Chair thanked those attending for their participation and announced that the new board would convene immediately following the Annual Meeting. The meeting was adjourned at 3:05 PM.

Approved by the board on March 7, 2005.



Marianne M. Bishop, Secretary

**SAN IGNACIO VISTAS, INC.
HOMEOWNERS ASSOCIATION
Statement of Financial Condition**

12/31/2004

2004 Assets and Liabilities

Assets

Operating Funds	68,342.00
Reserves (<i>Face Value</i>)	<u>127,643.00</u>
Total	\$ 195,985.00

Liabilities

2005 dues paid in advance	\$ 59,660.00
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Other liabilities

\$ 1,316.00

2004 Income and Expenditures

Income

Dues	69,996.00
Operating Funds Interest	260.00
Reserve Interest	7,695.00
Other Income: Reserves & Operating	<u>3,614.00</u>
Total	\$ 81,565.00

Expenditures

Operations Expenses	46,886.00
Reserve Projects	<u>69,542.00</u>
Total	\$ 116,428.00

Homeowner's Equity

Total Operating Equity	7,766.00
Total Reserve Equity	<u>127,243.00</u>
Total Equity	\$ 135,009.00

Reserve equity, per member	\$ 592.00
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Audited

**SAN IGNACIO VISTAS, INC.
HOMEOWNERS ASSOCIATION**

**2004 Financial Report
2005 Budget**

OPERATING INCOME	2004 Actual	Per Unit per year	2005 Budget	Per Unit per year
Income				
Dues	69996	307.00	71592	314.00
Interest Earned	208	0.91	225	0.99
Other	<u>2574</u>	<u>11.29</u>	<u>1000</u>	<u>4.39</u>
Total:	72778	319.20	72817	319.37

OPERATING EXPENDITURES

Association expenses	2957	12.97	3500	15.35
Board, Officer, Comm expenses	1242	5.45	1200	5.26
Fin. Advisory Com. Consultant	125	0.55	150	0.66
Insurance	3174	13.92	3600	15.79
Legal: Operating	5939	26.05	4500	19.74
Management- Professional	5400	23.68	5400	23.68
Management- Ancillary	2422	10.62	3000	13.16
Maintenance	23105	101.34	31000	135.96
Taxes	32	0.14	35	0.15
Utilities	648	2.84	650	2.85
GVCCC	1254	5.50	1254	5.50
Contingency	<u>1907</u>	<u>8.36</u>	<u>1328</u>	<u>5.82</u>
Total Expenditures:	48205	211.43	55617	243.93

RESERVE ALLOCATION

Reserve Allocation from Dues	23000	100.88	17200	75.44
Additional Inc: lien release/tax refund	6159	27.01		

REPAINTING GUIDELINES - SIV HOMES AND TRIM Revised 03-15-05

All exterior house and trim paints must be flat or elastomeric type.

All non-wood front doors not painted to resemble a wood grain must be painted the color of the house or trim.

***Roof seal** that is visible from neighboring lots on above streets must not cause a glare because of sun reflection. The approved color for the roof is Mesa Tan or darker.

Security/metal doors, gates and railings shall be painted one of the official colors in flat low sheen paint, unless they were originally black or some other color, in which case they are to be in flat or low sheen paint.

Gutters and downspouts shall be painted one of the official colors in flat or low sheen paint. In addition, all gutters shall be painted the color of the trim and all downspouts shall be painted the colors of the trim and stucco to which they are affixed, or in the case of downspouts on brick, the color shall be the color of the electrical boxes (Mexican Adobe).

Existing non-conforming gutters and downspouts must be rectified upon repainting of the house and/or trim.

*The Developer established SIV with the following five house colors and seven trim colors. Although some of these colors may not be available by name, you may borrow paint chips from the Architectural Committee that can be taken to a paint store for matching. Any changes to paint color must be approved by the Architectural Committee. If desiring to change to your trim color you must have prior approval.

<u>Stucco Siding Colors</u>	<u>Company</u>	<u>Mfg.ID #</u>	<u>Trim Match</u>
1. Mesa Tan	Fraze	#381	A B C E F G
2. Toffee Crunch	Fraze	#5223M	A B G E F
3. Sedona Peach	Fraze	#386	A B C
4. Honey Beige	Dunn-Edwards	#Q3-37P	A
5. Palm Springs	Fraze	#378	A C D

Trim Colors

A. Village Blue	Dunn-Edwards	#SP 39
B. Ravenwood	Fraze	#8315D
C. Sedona Peach	Fraze	#386
D. Spanish Brown	Fraze	#212
E. Arden Green	Ameritone	#1U25B
F. Coldstream	Ameritone	#1D56C
G. Loch Ness	Fraze	#5545A

Electrical Boxes

Mexican Adobe Southwestern Koatings - a semi gloss enamel
Sun Check Dunn-Edwards (tell them you want the Southwestern Mexican Adobe and they mix it and call it Sun Check - a perm sheen semi-gloss enamel.

San Ignacio Vistas Homeowner Association

2005 Committees and Members

Architectural Committee

Susan Trecartin, Chair
John Lucas
Ann Noe
Roni Pine
Robert Puttock
Gayle Stober
Frank Surpluss
Gorman Fisher - Board representative

Maintenance Committee

George Jones, Chair
Lillian Byerly
Mary Lu Catino
Linda Gregory
Linda Leazenby
Ward Williams
Doug Cameron - Board representative

Communications Committee

Marcia Lucas, Chair
Doug Cameron - Board representative

Nominations Committee

To be Announced

Holiday Decorations Committee

Karen Christensen
Robert Christensen
Carmen Smith
Leon Smith
Marianne Bishop-Board representative

Neighborhood Watch Areas

1. Arnold Ghilardi
2. Helenlee Pardi
3. Ronald Schade
4. Barbara Mastic
5. Dennis Hein
6. Michael Finklestein
7. Jean Phillips
8. Gene Bengston, Chair
9. Clyde Presley
10. Robert Puttock
11. Robert Henley
12. Jane Toler
13. Elizabeth Byerly
14. Arlene Haugan

SECRETARIAL SERVICES MANAGEMENT

Please keep **LMR** advised of your mailing address whenever it changes.

This will insure that important correspondence reaches you in a timely manner.

You will find a change of address form on the website: www.sivhoa.org

Or address your correspondence to:

Lewis Management Resources, Inc.
180 W Magee, Suite #134
Tucson AZ 85704
Phone: (520) 742-5674
Fax: (520) 742-1523
E-mail: MNevins@LMRI.org

When addressing mail to **SIVHOA**
San Ignacio Vistas, Inc
Homeowners Association
P. O. BOX 1150
Green Valley, AZ 85622-1150

