

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting

SEPTEMBER 8, 2008

APPROVED OCTOBER 13, 2008

Board: Marianne Bishop, Bob Christensen, Delores Leavitt and Duane Nealy.

Homeowners: Rob Altstaetter, Art & Linda Anderson, Mona Brock, Jim Chervenka, Lillie Hill, Marvin Pardi, Jean Ross and Roy Stone.

The meeting was called to order at 9 AM with a quorum in attendance. The meeting proceeded using the agenda as distributed.

1. CONSIDER MEETING MINUTES

A MOTION was MADE by Bob Christensen, which was SECONDED and unanimously PASSED approving the minutes of the May 26, 2008 board meeting.

2. CONSIDER/APPROVE

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED approving the Statement of Revenue, Expenses and Fund Balances months ending May 31, June 30, July 31 and August 31, 2008 subject to Audit (Attachment A).

3. OFFICER'S REPORTS

A. SECRETARY

- 3 houses closed since May meeting.
- GVR has instituted two new fees concerning meeting room reservations. Because of these fees, the board has decided to hold regular meetings at the Christensens at 4735 Prairie Hills Drive. Meetings times and locations are widely publicized and should not present a problem for any homeowner wishing to attend. The September newsletter will cover this topic.
- The board reviewed a draft of the September newsletter with survey and discussion of the survey was tabled until the Open Forum.

B. PRESIDENT

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED to move the directors and officers coverage to our main insurance policy in order to gain more coverage. (Attachment B)

A meeting of the Financial Advisory Committee is to be scheduled on October 28 at 9 AM at 4735 Prairie Hills Drive.

4. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE – Jerry Larsen

The June 30 and August 21 meeting minutes were distributed. (Attachment C)

A MOTION was MADE by Jerry Larsen SECONDED and unanimously PASSED that Foxtail be approved as a trim color with Honey Beige, Mesa Tan, Palm Springs and Sedona Peach. When **Foxtail** is used as a Stucco color, the approved trim colors are Arden Green, Honey Beige, Loch Ness, Palm Springs and Sedona Peach.

A MOTION was MADE by Marianne Bishop SECONDED and unanimously PASSED to distribute the revised paint rule, including the modified paint matrix to all homeowners with the September newsletter. (Attachment D)

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED to table further discussion of the Rule on Solar Energy Devices drafted by the Architectural Committee until the October 13, 2008 meeting of the Board.

B. COMMON AREA TREE STUDY

The committee was provided with a set of questions with a request for response at this meeting. Their response was received on July 24, 2008 (Attachment E). Before further deliberation, the board is drafting a survey to be sent to all homeowners for their input in order to adopt a more informed program to address the issue.

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED to table further discussion of the Report drafted by the Common Area Tree Study Committee until the November 3, 2008 meeting of the Board.

C. INVASIVE GRASSES STUDY COMMITTEE (IGSC)

Over the summer the Committee chaired by Eileen MacLaren conducted a pilot study of our invasive grass problem and concluded:

- 1) The problem is far more extensive than anyone imagined.
- 2) It will take large doses of a strong chemical to kill Bufflegrass.
- 3) It will take a good deal of labor, with proper equipment, to apply the chemical.

The Board commends the Pilot Study by the Committee, which was conducted under trying circumstances, and their report and recommendations.

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED to implement a full-scale invasive grass removal program in 2009. The Operating Budget will fund the cost of this new program.

D. MAINTENANCE COMMITTEE

Gold Canyon's performance and response to calls made to the Tucson office have been less than adequate and the Secretary will contact their Phoenix headquarters to address the situation.

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED to request the Maintenance Committee implement the 2009 invasive grass removal program using the specifications developed by the IGSC and to circulate a Request for Proposal among reputable contractors as soon as is practical.

The Board stresses the need to complete a cost estimate for the IGRP by October 27 in order to ensure that the program will be funded in the 2009 Operating Budget.

Requested guidelines were added to a proposed revision of the homeowners rule regarding Common Area Trees and Other Vegetation.

A MOTION was MADE by Duane Nealy, SECONDED and unanimously PASSED to table any action until the November board meeting after the survey of homeowners is tallied.

E. SECURITY COMMITTEE

Since its formation in May, the Tucson BP Station Stakeholder Liaison Committee has been meeting monthly to review various methods to raise Community awareness and the level of protection afforded by the Border Patrol to Green Valley residents. One significant result of this effort is the greater noticeable presence of the Border Patrol and a corresponding reduction in the visible presence of illegal entrants. In the September newsletter our homeowners will be reminded of important actions they can take to contribute to the ongoing effort of working with the Border Patrol.

There was a brief recess prior to proceeding with the Open Forum.

5. OPEN FORUM

Jim Chervenka had several comments to offer regarding the draft Survey.
Art Anderson submitted a request to remove a tree in the common area behind his home.

6. CONTINUING BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT

The meeting was adjourned at 10:45 AM. The next board meeting is currently scheduled for October 13, 2008 at 4735 Prairie Hills Drive, commencing at 9 AM.

Respectfully submitted,
/s/ Marianne Bishop, Secretary

SAN IGNACIO VISTAS, INC.

Statement of Revenue, Expenses and Fund Balances (Modified Cash Basis)
Month Ended May 31, 2008

	Operating Fund		Reserve Fund	Total All Funds
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
Revenue				
Assessments	\$95,760	\$95,760	\$0	\$95,760
Transfer and Document Fees	1,000	400	0	400
Interest	<u>780</u>	<u>369</u>	<u>2,561</u>	<u>2,930</u>
Total Revenue	<u>\$97,540</u>	<u>\$96,529</u>	<u>\$2,561</u>	<u>\$99,090</u>
Expenses				
Maintenance Expenses	\$14,832	\$16,954	\$58,911	\$75,865
Administrative Expenses	6,346	6,127	0	6,127
Other Expenses	<u>3,117</u>	<u>2,290</u>	<u>1,280</u>	<u>3,570</u>
Total Expenses	<u>\$24,295</u>	<u>\$25,371</u>	<u>\$60,191</u>	<u>\$85,562</u>
Excess Revenue (Expenses)	\$73,245	\$71,158	-\$57,630	\$13,528
Reserve Allocation To (From)	<u>-40,000</u>	<u>-40,000</u>	<u>40,000</u>	<u>0</u>
Net Increase (Decrease) After Allocation	<u>\$33,245</u>	<u>\$31,158</u>	<u>-\$17,630</u>	<u>\$13,528</u>
Fund Balances				
Beginning of Year Fund Balance		\$3,023	\$185,382	\$188,405
End of Month Fund Balance		<u>\$34,181</u>	<u>\$167,752</u>	<u>\$201,933</u>

Supplementary Information

Note 1: The dues assessment for 2008 was \$420 per member. All assessments were paid by January 15.

Note 2: In May we paid Sunland \$38,874 for resealing the streets. We also paid FRM Construction \$7,043.63, \$4,158.60 of which was for the culvert repair and the balance for safety improvements at the Calle Tres entrance. The safety improvements were paid from the operating fund.

Note 3: Reserve equity totaled \$926 per member at month end the same as at March 31.

SAN IGNACIO VISTAS, INC.

*Statement of Revenue, Expenses and Fund Balances (Modified Cash Basis)
Month Ended June 30, 2008*

	Operating Fund		Reserve Fund	Total All Funds
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
Revenue				
Assessments	\$95,760	\$95,760	\$0	\$95,760
Transfer and Document Fees	1,200	400	0	400
Interest	<u>890</u>	<u>850</u>	<u>4,938</u>	<u>5,788</u>
Total Revenue	<u>\$97,850</u>	<u>\$97,010</u>	<u>\$4,938</u>	<u>\$101,948</u>
Expenses				
Maintenance Expenses	\$17,699	\$19,805	\$58,911	\$78,716
Administrative Expenses	7,128	6,690	0	6,690
Other Expenses	<u>4,479</u>	<u>4,261</u>	<u>1,680</u>	<u>5,941</u>
Total Expenses	<u>\$29,306</u>	<u>\$30,756</u>	<u>\$60,591</u>	<u>\$91,347</u>
Excess Revenue (Expenses)	\$68,544	\$66,254	-\$55,653	\$10,601
Reserve Allocation To (From)	<u>-40,000</u>	<u>-40,000</u>	<u>40,000</u>	<u>0</u>
Net Increase (Decrease) After Allocation	<u>\$28,544</u>	<u>\$26,254</u>	<u>-\$15,653</u>	<u>\$10,601</u>
Fund Balances				
Beginning of Year Fund Balance		<u>\$3,023</u>	<u>\$185,382</u>	<u>\$188,405</u>
End of Month Fund Balance		<u>\$29,277</u>	<u>\$169,729</u>	<u>\$199,006</u>

Supplementary Information

Note 1: The dues assessment for 2008 was \$420 per member. All assessments were paid by January 15.

Note 2: Maintenance expenditures include \$38,874 for resealing the streets, \$15,879 for crack and curb sealing, and \$4,158 for culvert repairs, all paid out of the reserve fund. Operating expenditures include \$16,301 for common area maintenance and \$3,504 for safety improvements at the Calle Tres entrance.

SAN IGNACIO VISTAS, INC.

Statement of Revenue, Expenses and Fund Balances (Modified Cash Basis)
Month Ended July 31, 2008

	Operating Fund		Reserve Fund	Total All Funds
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
Revenue				
Assessments	\$95,760	\$95,760	\$0	\$95,760
Transfer and Document Fees	1,200	600	0	600
Interest	<u>890</u>	<u>918</u>	<u>6,493</u>	<u>7,411</u>
Total Revenue	<u>\$97,850</u>	<u>\$97,278</u>	<u>\$6,493</u>	<u>\$103,771</u>
Expenses				
Maintenance Expenses	\$20,565	\$22,656	\$58,911	\$81,567
Administrative Expenses	7,658	7,090	0	7,090
Other Expenses	<u>4,479</u>	<u>4,261</u>	<u>1,680</u>	<u>5,941</u>
Total Expenses	<u>\$32,702</u>	<u>\$34,007</u>	<u>\$60,591</u>	<u>\$94,598</u>
Excess Revenue (Expenses)	\$65,148	\$63,271	-\$54,098	\$9,173
Reserve Allocation To (From)	<u>-40,000</u>	<u>-40,000</u>	<u>40,000</u>	<u>0</u>
Net Increase (Decrease) After Allocation	<u>\$25,148</u>	<u>\$23,271</u>	<u>-\$14,098</u>	<u>\$9,173</u>
Fund Balances				
Beginning of Year Fund Balance		<u>\$3,023</u>	<u>\$185,382</u>	<u>\$188,405</u>
End of Month Fund Balance		<u>\$26,294</u>	<u>\$171,284</u>	<u>\$197,578</u>

Supplementary Information

Note 1: The dues assessment for 2008 was \$420 per member. All assessments were paid by January 15.

Note 2: Maintenance expenditures include \$38,874 for resealing the streets, \$15,879 for crack and curb sealing, and \$4,158 for culvert repairs, all paid out of the reserve fund. Operating expenditures include \$19,101 for common area maintenance and \$3,504 for safety improvements at the Calle Tres entrance not including the cost of removing the brush west of that entrance.

SAN IGNACIO VISTAS, INC.

Statement of Revenue, Expenses and Fund Balances (Modified Cash Basis)
Month Ended August 31, 2008

	Operating Fund		Reserve Fund	Total All Funds
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
Revenue				
Assessments	\$95,760	\$95,760	\$0	\$95,760
Transfer and Document Fees	1,200	1,000	0	1,000
Interest	<u>890</u>	<u>976</u>	<u>6,510</u>	<u>7,486</u>
Total Revenue	<u>\$97,850</u>	<u>\$97,736</u>	<u>\$6,510</u>	<u>\$104,246</u>
Expenses				
Maintenance Expenses	\$23,432	\$25,044	\$58,911	\$83,955
Administrative Expenses	8,378	8,061	0	8,061
Other Expenses	<u>5,847</u>	<u>3,861</u>	<u>1,680</u>	<u>5,541</u>
Total Expenses	<u>\$37,657</u>	<u>\$36,966</u>	<u>\$60,591</u>	<u>\$97,557</u>
Excess Revenue (Expenses)	\$60,193	\$60,770	-\$54,081	\$6,689
Reserve Allocation To (From)	<u>-40,000</u>	<u>-40,000</u>	<u>40,000</u>	<u>0</u>
Net Increase (Decrease) After Allocation	<u>\$20,193</u>	<u>\$20,770</u>	<u>-\$14,081</u>	<u>\$6,689</u>
Fund Balances				
Beginning of Year Fund Balance		<u>\$3,023</u>	<u>\$185,382</u>	<u>\$188,405</u>
End of Month Fund Balance		<u>\$23,793</u>	<u>\$171,301</u>	<u>\$195,094</u>

Supplementary Information

Note 1: The dues assessment for 2008 was \$420 per member. All assessments were paid by January 15.

Note 2: Maintenance expenditures include \$38,874 for resealing the streets, \$15,879 for crack and curb sealing, and \$4,158 for culvert repairs, all paid out of the reserve fund. Operating expenditures include \$21,255 for common area maintenance and \$3,504 for safety improvements at the Calle Tres entrance. Total Maintenance Expenditures exceed Budget, all other expenditures are below Budget.

ATTACHMENT B

BACKGROUND REGARDING INSURANCE CHANGE

1. Our main insurance policy is provided by Auto-Owners.
2. At no incremental cost to the Association we have arranged to increase our property coverage by \$75,000 (currently it is \$13,000).
3. CNA provides \$1 million of "Directors and Officers" (DNO) coverage. DNO covers the Board, the Committees, the Officers and any member of the Board or the Committees of the Association in the event of actions that might be taken against them subject to a \$1,000 deductible. While DNO coverage protects individuals in service of the Association, it also protects our homeowners who might otherwise have to foot the Association's substantial legal bills.
4. We can obtain the same DNO coverage at Auto-Owners for \$1,205 (currently it is \$1,368) for a savings to the Association of \$163.
5. By moving the DNO to Auto-Owners, the umbrella under the main policy can be extended to provide an additional \$2 million to the \$1 million base of DNO coverage (\$3 million total). The \$2 million of additional coverage would cost \$272.
6. The net cost of gaining the additional coverage is \$109.

ATTACHMENT C

ARCHITECTURAL COMMITTEE MEETING MINUTES MONDAY JUNE 30, 2008

Member in attendance were: Jerry Larsen, Susan Trecartin and Don Peterson

HOME PAINT COLORS:

A request by a homeowner to repaint their home trim using a color **Foxtail** which was not an approved color the committee made the following recommendation.

Approve the color **Foxtail** for use both as a trim and Stucco color. The Committee recommends that Foxtail be approved as a trim color with Honey Beige, Mesa Tan, Sedona Peach and Palm Springs. When **Foxtail** is used as a Stucco color we recommend the trim colors is to be Arden Green, Honey Beige, Loch Ness, Palm Springs and Sedona Peach.

The Committee took this action because according to Susan Trecartin a previous Architectural Committee had approved Foxtail and for some reason neglected to inform the board. Also there are currently two homes in SIV painted with Fox Tail as the Trim.

Continued

SOLAR ENERGY DEVICES

1. Installation of a solar energy device requires the prior written approval of the Architectural Committee.
2. The Architectural Committee review submittal form is available on the SIVHOA website.
3. The installer of the device must be properly licensed by Pima County and the solar energy device certificate number cited in the Architectural Committee Review Submittal Form. Installation must be in accordance with manufacturer's specifications.
4. A sample or illustrated brochure of the proposed solar unit, which clearly depicts the unit and defines the materials to be used in the installation, should be submitted with the application.
5. Construction drawings for the proposed installation should be provided. They should be drawn to show the location and number of collectors, method of attachment to the roof structure and location of any other exterior system components.
6. Solar units not mounted on the roof (ground mounted) must be installed according to the local jurisdiction's zoning setback requirements, and such structure should be concealed from the neighbor's view as far as is reasonable possible and be free of all future likelihood of shading from fences, trees, shrubbery and other vegetation on the properly and neighboring properties.
7. Owner shall maintain or arrange for the maintenance of the device in accordance with manufacturer's recommendations. If the device is either improperly maintained, or appears damaged or in disrepair or falls into disuse the owner must remove the device from their property.

Respectfully submitted:
Gerald Larsen

ARCHITECTURAL COMMITTEE MEETING MINUTES THURSDAY AUGUST 21, 2008

Member in attendance were: Jerry Larsen, Susan Trecartin and Don Peterson

The purpose of the meeting was to discuss the best way to deal with a complaint by a homeowner pertaining to trees in a neighbor's yard that were above the roof line and one that was blocking their view.

After discussion the committee decided that the best way to handle the complaint was to Email a letter with photo's attached asking for compliance of the homeowner.

The committee recommends that all future complaint should be handled on a case by case basis, rather than trying to come up with new rules at this time.

Respectfully submitted:
Gerald Larsen

REPAINTING OF SIV HOMES AND TRIM**Revised: September 8, 2008**

General Information: *Paint & Sealant Quality*--Herein quality refers to longevity and/or tendency to fade. Paint and sealants consist of varying amounts of "solids". The greater amount of solids generally increases the life (and price) of the product. Many paint and sealant manufacturers provide the same paint color in different formulations of paint and sealant solids. It is suggested that the homeowner discuss with his contractor both the color and quality of the selected paint and sealants.

Depending upon paint quality, it is suggested that repainting should be considered every 5 to 8 years.

1. All approved stucco and trim colors are preceded with the word "SIV" (i.e. SIV Mesa Tan, etc.). These colors have been established with 3 of the major Tucson paint suppliers, Dunn Edwards, Frazee, & Southwestern Paint Co. as well as local merchants (Ace and True Value Hardware Stores). Refer to the **SIV Paint Color Matrix** on the reverse page for additional information. Paint chips are available from the SIV Architectural Committee or the Secretary for matching when using other than the above paint suppliers.
2. Front doors shall be painted the official stucco or trim color of the house, or with a paint color that resembles wood.
3. Roof seal that is visible from neighboring lots or from above streets must not cause a glare because of sun reflection. The approved sealant color of the **roof's visible area** is SIV Mesa Tan or darker. This may require tinting the basic roof seal color (which is usually white).
4. Security/metal doors, gates, and railings shall be painted in the official stucco or trim color, or black, in flat or low sheen paint.
5. Garage doors shall be painted the official stucco color of the house.
6. All gutters, downspouts, utility boxes, and conduit shall match the trim or stucco color to which they are affixed. Downspouts and other items mounted on brick shall be painted "Mexican Adobe" to simulate brick. Flat or low sheen paint shall be used.
7. Simulated Brick on Homes: These brick are porous. It is suggested that the homeowner consider sealing this brick at the time of repainting.

Paint chips can be borrowed from the Architectural Committee or Secretary.

Refer to NOTES below and the REVERSE SIDE for current Painting Rules and further guidelines.

SIV PAINT COLOR MATRIX												
	T R I M to be used with the 6 Stucco colors											
STUCCO	SIV Arden Green	SIV Cold Stream	SIV Foxtail	SIV Honey Beige	SIV Loch Ness	SIV Mesa Tan	SIV Palm Springs	SIV Raven-wood	SIV Sedona Peach	SIV Spanish Brown	SIV Toffee Crunch	SIV Village Blue
<i>SIV Foxtail</i>	X			X	X		X		X			
<i>SIV Honey Beige</i>	X		X									X
<i>SIV Mesa Tan</i>	X	X	X		X			X	X	X	X	X
<i>SIV Palm Springs</i>	X	X	X		X	X		X	X	X	X	X
<i>SIV Sedona Peach</i>	X		X		X			X		X	X	X
<i>SIV Toffee Crunch</i>	X	X				X	X	X	X	X		X

- Notes:**
1. The first column lists the 6 SIV colors available for the "Stucco" (main body) of the house
 2. Use the above matrix to determine which SIV colors can be used for trim with each of the SIV Stucco colors.
 3. Southwestern Paint **Mexican Adobe color-code 2316** (or matching equivalent) to be used when matching **brick color** on utility boxes and anything affixed to brick walls or a tile roof.
 4. Brick on homes should be coated with a clear sealer at each repainting.
 5. All paints used should be low sheen or flat color.

- Vendor Info:**
1. **Dunn Edwards Paint**, 327-6011, 4320 E. Speedway Blvd., Tucson. SIV Acct # 234607-000 for 20% disc.
 2. **Frazee Paint & Wallcovering**, 323-1075, 4741 E. Speedway Blvd., Tucson. SIV Acct # 796581 for 15% disc.
 3. **Southwestern Paint**, 795-0545, 5036 E. Broadway Blvd., Tucson. Ask for Level 4 discount (\$4-\$5/gal)
 4. **Ace Hardware** - Green Valley Mall, 625-4772 An employee discount on paint and painting supplies at time of sale, and: for each 5 gal purchased, a \$10 disc. toward the daily rental of a paint sprayer
 5. **True Value Hardware** - Continental Plaza, 648-7539 10% discount on paint upon presenting this chart

Revised: 09-08-08

ATTACHMENT E

DATE: July 24, 2008
TO: SIV Board of Directors
FROM: SIV Common Area Tree Study Committee
SUBJECT: Board Response and Suggestions from May 26, 2008

Our Committee has reviewed your request, and the following is our response.

1. Our report clearly recommended the removal of all the interior Common Area trees. We believe this is the only cost effective way to deal with the "View" problem, and maintain a uniform look throughout the neighborhood.
2. 5% of the exterior trees should ultimately be included in the removal process, but the interior trees should be dealt with first.
3. We can see pros and cons to the idea of a Survey. While input is important, it is clear that there will not be a consensus on this matter. In the final analysis, the Board will have to take appropriate action to ensure the views.
4. If replacement plants are needed, that should be handled by the Maintenance Committee or the Board.

We believe we have made a clear recommendation and recognize not everyone will embrace it. As the old saying goes, "Two wrongs do not make a right". Continuing the same course is not the answer.