

San Ignacio Vistas, Inc.
Homeowners Association Minutes
Board Meeting – April 4, 2016
Approved by the board April 7, 2016

The meeting was held at 4725 S Gloria Vista Drive and a quorum of the board was present: Marianne Bishop, Joyce Bulau, Jim Callahan, Paula Leeson and Ann Striker. Also Don White, Road Subcommittee and Pat Imgrund, Chair of Roads; as well as David Tyrpak and Paul Polito from Tucson Asphalt. The meeting was called to order at 1:30 PM.

1. ROAD SUBCOMMITTEE - Pat Imgrund, Chair

Paul Polito, President Tucson Asphalt presented power points about his company, and the new product he invented known as green, or smart asphalt. Members of the board asked that the Road Subcommittee make arrangements to follow the success of some of the paved projects in Tucson to see how this product is holding up. Members of the committee will be running numbers to see what affect it would have on our long range funding if we would decide to pursue this avenue to treat the roads as opposed to our current plan.

2. LANDSCAPE SUBCOMMITTEE

Armando Felix provided a revised figure of \$1648 for end-cap erosion mitigation and enhancement to the North East corner of Harvest Moon. We are awaiting a sketch of the plan and once we have this it will be submitted to the board, via email, for a vote.

3. TREASURER

The Financial statement ending March 31, 2016 was reviewed.

A MOTION was MADE SECONDED and UNANIMOUSLY PASSED accepting the Treasurer's Report (Attachment A) subject to Audit.

4. SECRETARY

The minutes of the February 24, 2016 meeting were emailed to the board members after that meeting and were unanimously approved as distributed.

5. CONTINUING BUSINESS - None

6. NEW BUSINESS

- a) The owner of Lot 061 did not submit plans to the Architectural Committee for the extensive rear yard landscaping he installed. This landscaping was installed piecemeal by the owner and not as an extensive single project. This home is now on the market. There have been no complaints regarding this landscaping. It was determined that the board should not take any action at this time and deal with any future issues if/when they arise.
- b) The concrete slab at the corner of Vista Ridge and Desert Sunset will be reviewed to determine if it is necessary to repair it now or wait until we have other concrete work to combine.

7. ADJOURNMENT

With no further business to be conducted the meeting was adjourned at 3:30 PM. The meeting scheduled for May 10 was cancelled and the next scheduled meeting is October 17, 2016.

Respectfully submitted,
/s/ Marianne Bishop, Secretary

San Ignacio Vistas, Inc
Assets, Liabilities and Fund Balances
As of March 31, 2016

ASSETS

	OPERATING	RESERVE	TOTAL
Current Assets			
Checking/Savings			
Operating Fund			
120 · COMMERCE CHECKING	59,173		
Total Operating Fund	59,173		
Reserve Account			
1502 · COMMERCE RESERVE CK.		29,992	
1505 · WELLESLEY INCOME VWIAX (MV = 122,928)		118,973	
1507 · WASH FED 5yr 2/13/20 APY 1.95%		61,032	
1508 · GOLDMAN SACHS CD .85% -4-28-17		100,427	
1509 · COMMERCE CD 6/30/17 APY .98%		100,957	
1510 · WELLINGTON -VWENX (MV = 53,291)		50,333	
Total Reserve Account		461,714	
TOTAL ASSETS			520,887
LIABILITIES & EQUITY			
Equity			
300 · Operating Fund Balance	6,887		
3000 · Reserve Fund Balance		431,899	
Net Income	52,286	29,815	
	59,173	461,714	
TOTAL EQUITY			520,887

San Ignacio Vistas, Inc

Budget vs. Actual

January through March 2016

	Operating		Reserve		Total	
	Actual	Budget	Actual	Budget	Actual	Budget
Income						
Operating Revenue						
400 · Assessments	67,944	67,944	51,756	51,756		
410 · Transfer and Document Fees	2,100	3,000				
420 · Operating Fund Interest	45	120				
Total Operating Revenue	<u>70,089</u>	<u>71,064</u>				
4200 · Reserve Fund Interest			1,404	9,000		
Total Income	<u>70,089</u>	<u>71,064</u>	<u>53,160</u>	<u>60,756</u>	<u>123,249</u>	<u>131,820</u>
Expense						
Operating						
Maintenance Expenditures						
500 · Yearly Contract	7,505	30,000				
501 · Invasive Grass	0	2,500				
502 · Tree Trimming	1,862	3,600				
503 · Utilities	77	300				
505 · Other Maintenance	2,166	4,000				
506 · Erosion Mitigation	0	2,000				
507 · Plant Replace	0	2,200				
Total Maintenance Expenditures	<u>11,610</u>	<u>44,600</u>				
Administrative						
510 · Contract Service	3,000	12,000				
511 · Board	82	500				
512 · Legal	350	1,500				
513 · Communications						
513.1 · Computer and Internet	230	1,100				
513.2 · Telephone	178	1,000				
513.3 · Office Supplies	0	50				
513.4 · Printing/Reproduction	565	2,000				
513.5 · Postage/Delivery	30	250				
513.6 · Record Storage	0	460				
Total 513 · Communications	<u>1,003</u>	<u>4,860</u>				
Total Administrative	<u>4,435</u>	<u>18,860</u>				
Other Operating						
521 · Insurance	0	3,500				
522 · Membership Fee - GVC	1,710	1,710				
523 · Taxes and Contingency	55	400				
Total Other Operating	<u>1,765</u>	<u>5,210</u>				
Total Expenses:	<u>17,810</u>	<u>68,670</u>				
5000 · Street Repairs			23,337	35,000		
Net Income	<u>52,279</u>	<u>2,394</u>	<u>29,823</u>	<u>25,756</u>		
Beginning Fund Balance	<u>6,887</u>	<u>6,887</u>	<u>431,898</u>	<u>431,898</u>		
Ending Fund Balance	<u>59,166</u>	<u>9,281</u>	<u>461,721</u>	<u>457,654</u>	<u>520,887</u>	<u>466,935</u>