

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting
JANUARY 9, 2006

APPROVED BY THE BOARD FEBRUARY 6, 2006

Present: Board Members: Marianne Bishop, Doug Cameron, Gorman Fisher, Linda Gregory, and Ron Sorenson; Chair of MC: George Jones, Sheriffs Department: Deputy Gabe Ruiz Homeowners: John Lucas, Roger Mikusek and Jack Powers

The meeting was called to order at 9:00 AM, using the agenda distributed.

Security Issues Within our Subdivision:

In order not to detain Deputy Ruiz, the agenda was modified to allow him to speak first regarding the illegal immigrant activity (UDA) in our area, particularly on Gloria View Court, View Ridge Drive and the hillsides of Hidden Crest Court. Deputy Ruiz spoke to the board for over an hour presenting the magnitude of the problem that both the Sheriff's Department and Border Patrol are facing. Highlights of his remarks follow:

- The most effective thing we can do as a community is to **dial 911 to report all illegal activity** that is witnessed. You will be asked "what is your emergency?" to which you should reply "I have several suspicious persons in my area that don't belong here and I need someone to check this out". When you use the term "**suspicious**" the department MUST respond.
- Average response time is running between 7 to 15 minutes if there is not an emergency delaying arrival, and deputies will not report back to you as to their findings and actions taken; however they must respond to all complaints.
- If you call the Border Patrol, they are likely to turn the call over the Sheriffs Department for initial investigation because the BP is more involved with drug traffic, although the BP will be more responsive in light of adding 670 to 680 new agents.
- The presence of additional patrol cars in the area will force the traffickers to use other areas, but these patrol cars must be seen during the nighttime hours when the activity is taking place. That is why it is important to place the call.
- Gates, private security and lights have all proven to be ineffective over time. A universal code will open gates for emergencies. Private security is costly and as soon as you discontinue the guard, new groups will begin using the area. Lights will be vandalized.
- The Sheriffs Department cannot run motor vehicle registration from Mexico. They can only tell if a vehicle has been reported as stolen.
- Cleaning the area won't deter traffic because new illegals have no idea that homeowners were in the area collecting trash, and every wash in Green Valley is being trashed.
- Illegals are more interested in getting food or water than in robbing you.
- A dog tied outside may deter activity but you have to weigh the annoyance of having a barking dog outdoors during the night.

In summary, the Deputy said that although Green Valley is seeing more activity it is still the most desirable place to live.

1. Reading of the Minutes

The draft minutes of the December 5, 2005 meeting were distributed to the Board via email. Ron Sorenson made a correction to the motion regarding his Resolution as to the establishment of Record Date for the Annual Meeting.

Doug Cameron made a motion to approve the minutes as corrected, seconded by Gorman Fisher. All members were in favor.

2. Officers' Reports

A. Secretary

- Only five homeowners have not paid 2006 dues as of January 9 and all have been contacted and reminded of the January 15 deadline.
- Two homeowners are new and did not receive the December 1 mailing and will not be charged a late fee if paid within a reasonable timeframe.
- The invoice for mailing the CC&R ballot will be under \$500, and because we are using bulk mail the postage was under \$80.
- 84 CC&R ballots have been returned as of January 7.
- January 23 several board members and one homeowner will attend a meeting at the Secretary's home to open and count the CC&R ballots.
- LMR delivered SIVHOA Lot files to the Secretary
- The Secretary will make contact with local title companies giving them notice that we are now under self-management and to remove LMR from their contact list and to use CondoCerts website for demand/estoppel requests.
- The Secretary has been maintaining the website since Marcia Lucas resigned as webmaster.
- Meeting dates for 2007 were set, pending approval of room requests to GVR.
- SAV driver evaluation course is being offered and will be publicized on the web as well as in a newsletter to all homeowners.

B. Treasurer

The Treasurer distributed the *Financial Report as of December 31, 2005*. A motion was made and seconded to accept the report, subject to audit, (Attachment "A").

2005 Audit:

Six CPA's who are members of the Green Valley Chamber of Commerce were contacted. Two did not respond to e-mails. Two do not do audits. Two CPA's were interviewed by the Secretary and President/Treasurer. Terry Cogan, CPA was hired to perform the audit.

The Treasurer made a request for operating funds for the audit with maximum of \$3,900.00, based on the amount estimated by our previous accountant. Ron Sorenson made a motion that the request be approved, seconded by Marianne Bishop. None opposed.

A. President

The President will be monitoring the web for any new legislature that might affect the HOA based on an article she saw in a Tucson paper earlier in the week.

3. Committee Reports

A. Maintenance Committee

George Jones presented the MC report ("Attachment B"). The question was raised as to who will take over the responsibility of signing time cards for the maintenance crew when the MC Chairman resigns in February, and this remains to be determined.

Many residents either called or emailed thanking the committee for restoring their views during the annual tree maintenance.

The committee received an estimate for crack sealing from Sunland Asphalt. We have been very pleased with the work Sunland has been providing and it was decided not to obtain bids from any other company. Gorman questioned repainting the slow signs on the curves on Vista Ridge and View Ridge. He also suggested painting the curbs at both entrances of the Subdivision for easier identification in nighttime hours.

Monument lighting at Calle Tres entrance is out; Gorman said the timer was set improperly and one or both of the batteries may be bad. If we need two new batteries they are \$184 each, which would require board approval.

George Jones was applauded for his work serving as Chairman of the MC and the Board extended their thanks to him for all of his efforts on behalf of SIV.

B. Architectural Committee

Gorman Fisher presented the report (Attachment C).

C. GVCCC

Gorman Fisher presented the report (Attachment D).

4. Continuing Business

Nominating Committee

Two candidates have been identified:

- Bob Christensen, who is serving on the Decorations Committee, could not attend the meeting because of a former commitment, but his background is in the banking industry.
- Roger Mikusek, also has a Finance and Banking background and an impressive record of community service.

Annual Meeting Notice

The meeting notice and agenda were reviewed and approved for submission to Homeowners. The subject of the signature on the ballot was then raised.

Ron Sorenson stated that Section 6 of our Bylaws, which was revised to comply with changes that were pending before the legislature in the Homeowners Omnibus, currently reads: "An absentee ballot or its envelope must bear the signature of the Member". This legislation never passed and there is no requirement for a signature in the current law. Our attorney, David McElvoy also stated that it is not prohibited to have a signature on a ballot.

It being the consensus of the Board that all ballots should be secret, Ron Sorenson moved the adoption of the following Resolutions:

RESOLVED that Article 3, Section 6 of the SIV Bylaws be, and the same hereby is, amended by deleting the last sentence thereof.

RESOLVED further, that Article 3, Section 9 of the SIV Bylaws be, and the same hereby is, amended by deleting the last sentence thereof.

RESOLVED further, that the effective date of the foregoing Resolutions be, and the same hereby is, established to be January 24, 2006.

Doug Cameron seconded the Motion. All approved.

Doug Cameron excused himself from the meeting.

Being a seasonal resident, Jack Powers questioned two sections of the proposed CC&Rs (Section 8.3 and 15) and the assurance that he will receive an absentee ballot in the event that the Board recommends a special assessment. Since the CC&Rs are out to vote, Ron Sorenson moved the adoption of the following Resolution:

RESOLVED that Article 3, Section 5 of the SIV Bylaws be, and the same hereby is, amended by adding the following sentence at the end of said Section 5:

“At any meeting of the Association at which Members are entitled to vote, all such Members eligible to vote at such meeting are entitled to receive and shall receive a Written Ballot or Absentee Ballot to enable such Members to vote on the matters coming before any such meeting.”

Marianne Bishop seconded, approved by Linda Gregory and Gorman Fisher.

5. Adjournment

With no further business to come before the board, the meeting was adjourned at 11:20 AM.

Respectfully submitted,

/s/

Marianne Bishop, Secretary

ATTACHMENT 'A'

SAN IGNACIO VISTAS, INC.
HOMEOWNERS ASSOCIATION

Statement of Financial Condition

12/31/2005

2005 Assets and Liabilities

Assets

Operating Funds	60,322.91
Reserves (<i>Face Value</i>)	<u>150,461.31</u>
Total	210,784.22

Liabilities

2006 dues paid in advance	58,404.00
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2005 Income and Expenditures

Income

Dues	129,996.00
Operating Funds Interest	464.51
Reserve Interest	5,138.08
Other Income: Reserves	<u>6,766.00</u>
Total	142,364.59

Expenditures

Operations Expenses	47,171.60
Reserve Projects	<u>6,615.78</u>
Total	53,787.38

Homeowner's Reserve Equity

Total Reserve Equity	150,461.31
Reserve equity, per member	659.92

Audited

"ATTACHMENT 'B'

MAINTENANCE COMMITTEE REPORT

(January 9, 2006)

Common Area Maintenance

After my discussions with Gold Canyon's supervisor and manager about not receiving 40 hours of work as called for in the contract the manager has the on-site supervisor check in with me on arrival and I sign his time report after they complete work for the day. We are now receiving all the time that we pay for and as a result they have made significant progress in the past three weeks. They also made changes in the crew and that helped too. Gold Canyon will soon catch up on common area maintenance. They have cut weeds and grasses on all the interior common areas and the perimeter areas, except for the area behind the homes on Vista Ridge Drive. They will complete work on this area January 13, 2006. Finally, we have a company that is doing a good job for us. However, the crew will continue to need direction and oversight from SIV.

On January 6, I received two email requests from homeowners to cut weeds and grass. One request was for the perimeter area behind Gloria View Court. The other request was for the small area behind the yard wall on Meadow Ridge Drive. Both areas were completed on January 6.

Two homeowners on Sonoran View Drive (lots 003 and 004) sent a letter of complaint about (1) the debris left on the common area by tree trimmers in August, and (2) the wall not being painted. The trees were trimmed at the request of the owner of lot 004 and he agreed at the time to leaving the debris on the hill. They stated that the tree debris created habitat for rodents. While the tree trimmers were here in December, I asked them to remove the debris, but they felt it was dangerous to do so because of the steep slope. I had Gold Canyon's crew toss the debris further down the hill and cut the weeds and grass behind the walls. However, there is very little flat area behind the walls in this area and the slope is very steep. I also contacted two pest control companies about the rodent problem. Both companies stated that the most effective control is to create as wide an open space as possible between the homes and the natural area so the rodents do not have cover from predators. Because there is very little flat area it is not possible to create a wide open space behind these yard walls. The pest companies also stated that due to state and EPA regulations they would not use poison on a natural desert area. Besides, they did not think poison would be effective because rodents are common in the desert and they will return to a natural area within 24 hours. A letter of reply was sent to the homeowners advising them of the action taken and advising them that there is no requirement for SIV to paint their yard walls.

The owner of lot 039 requested that the exposed irrigation line on the common area at the corner of Camino del Sol and Vista Ridge Drive be buried. Gold Canyon removed the line because it is no longer in use and there are no plans to use it in the future.

The occupants of 1765 Vista Ridge Drive parked a dilapidated car that was leaking oil on the temporary space across from the residence and left it there. The MC chairman advised them that the space was for temporary parking and asked them to remove the vehicle. They complied.

Illegal Activity on Common Area

Illegal activity continues on the cul-de-sac at the North end of Gloria View Ct. In late December homeowners in that area reported that the Border Patrol (BP) chased and stopped a car on Vista Ridge Drive. The driver fled on foot and the BP left the car in the temporary parking at the north end of View Ridge Drive. We assumed that they would return for it, but they did not so a member of the MC called them. Their response was that they did not have

any record of BP involvement with the vehicle so they could not remove the car. The MC member then called the Pima County Sheriff to report the car. The Sheriff's office said that the car had not been reported stolen and because it is on private property it was not their responsibility. The MC member confirmed with local homeowners that the car did not belong to them then called a tow company to have the car removed.

Last week the maintenance crew picked up discarded clothing, water bottles, and other trash on the Gloria View Ct. cul-de-sac—further evidence that illegal activity continues there.

Tree Maintenance

In December, La Sierra Ranch pruned and thinned the trees on the interior common area to restore views and to remove the lower limbs to clear streets and sidewalks. We had received several requests from homeowners to cut or trim the trees to restore views in November and December. It is obvious that pruning once a year is not frequent enough to maintain views. The trees grow back quickly after we prune them. If possible, we pruned the trees to restore views, but it was necessary to cut a few of the larger mesquite trees to restore homeowner's views. As the trees grow larger each year it will be more difficult to prune the trees to maintain views and values. We are reaching the point where homeowners may have to choose between trees and views. The assessment that we received from Groundskeeper's Arborist in September 2004 stated that in the near future growth of the mesquites could prevent views to the east and there are no feasible pruning techniques that would effectively keep trees in the line of view below that line.

In addition to removing a few mesquite trees to restore views, several acacia trees that had been damaged by borers were removed.

Streets

The representative from Sunland Asphalt surveyed the streets and recommended that the cracks be sealed in January or February. The streets are in good condition and crack sealing is the only maintenance needed at this time. In his opinion, after crack sealing this year, SIV will not need any other street maintenance for the next two years. In 2008, the cracks and the surface will probably need to be sealed and we should budget for that. The street has settled on one side of Hidden Crest Court and in a few areas near the curb on Desert Sunset Drive, but repair is not needed at this time and probably will not be needed for five to seven years.

Monument Lighting

A fourth light was added to fully illuminate the monument at Calle Tres.

MC Member Status

The Chairman of the MC has submitted his resignation effective no later than the date of the annual meeting.

**"ATTACHMENT 'C'
Report of the SIV Architectural Committee
January 9, 2006**

The committee has received two requests for changes to a homeowner's property:

Lot 202 requests permission to upgrade windows in the rear of home and add a bay window. This request is would include changes, which are incorporated in other like homes in SIV.

Lot 52 is requesting a landscaping change to his front yard. These changes are similar to ones observed on several properties within SIV.

The above changes will be discussed for approval consideration by the AC during the month of January 2006.

In addition, the AC received a complaint relating to a view obstruction caused by a neighbors palm tree. The complainant did not wish to fill out a complaint form as required by the AC rules. I personally met with the complainant and reviewed the reasons for the various complaint steps required in this process. The meeting ended amicably, with the feeling that the homeowner would not pursue the matter further.
Jan. 9, 2006

**"ATTACHMENT 'D'
Report of December 2005 GVCCC
Board of Reps. Meeting**

Community Planning Group is reviewing the inclusion of La Pasada, and the Madera Canyon Area

GVCCC Health Fair will be held March 21 at the West Center

At present the 9th hole change in the Canoa Ranch Estates will not change

If RTA proposal passes, projects slated for GV will have top priority and be concluded by 2009
(among these would be completing the east Frontage Road through to the Canoa Exit).

Driver safety week will begin Feb. 4, 2003