

**San Ignacio Vistas, Inc.  
Homeowners Association  
Minutes Board Meeting  
March 7, 2005**

**Approved by the Board: April 4, 2005**

Present: Marianne Bishop, Doug Cameron, Gorman Fisher, Linda Gregory and Ron Sorenson. George Jones, chair MC, was also in attendance. There were four homeowners present. The meeting was called to order at 9:00 a.m. and proceeded using the agenda as distributed.

**1. Reading of the Minutes**

The minutes of the February 7, 2005 Board Meeting were distributed to the Board via email. The Secretary advised of the necessity to change the date for the 2006 annual meeting on page two from February 15 to 16 because of availability of the Saguaro Room. In addition, a new sentence was added to the end of the second paragraph of the Treasurer's report. Ron Sorenson asked that the third bullet of the Secretary's Report be amended to add the language "for being included in the proxy mailed to homeowners".

*Doug Cameron made a motion to approve these minutes as amended, seconded by Ron Sorenson. All members agreed.*

The minutes of the annual meeting of members of February 15, 2005 were distributed to the Board as well as those for the special board meeting held after the annual meeting.

*A motion was made by Gorman Fisher to approve these minutes, seconded by Doug Cameron. All members agreed.*

**2. Officers' Reports**

*A. Secretary*

There was one new homeowner this past month.

LMR confirmed they are seeking another mailing house to use other than DigiPost. The Secretary has provided a draft of the Annual Meeting Minutes and Homeowners Rules and asked for quotes and ideas for reproduction that could increase the font size for easier reading.

When discussing having extra copies of the annual meeting minutes prepared for use during the year by CondoCerts, LMR advised that CondoCerts has been providing new homeowner information in CD format. The Secretary was surprised, as she was sure she had previously advised LMR of our desire to provide information in paper format. The board reconfirmed this decision because not all homeowners have a computer. The Secretary will relay this to MaryAnn Nevins and ask that she have the change made with CondoCerts. Once the number of booklets is determined, bids will be obtained.

The Secretary commended the Communications Committee ("CC") for adding a form on the SIV website for winter residents to change their address and asked that the completed form also be directed to LMR. Doug Cameron agreed and the Secretary will provide the CC with an email address for LMR for this purpose.

The Secretary completed CERT (Community Emergency Response Team) 20-hr training program on February 22 and has since participated in a 6-hour "ride along" program with the fire department. This is an off-shoot of the CERT training and is in the planning stages. She made a recommendation that other homeowners in SIV get involved in this worth-while program. Bill Kerr, President of the GV CERT Council, (Phone 399-1234) can provide dates for future training classes.

On April 5th there will be another Federal Disaster Drill in Green Valley and many CERT members will be participating in the exercise.

#### *B. Treasurer*

The Treasurer presented the Statement of Financial Condition as of 2-28-05 ([Attachment A](#)). A motion was made and seconded to accept the report, subject to audit.

The audit of the 2004 financials reveal \$7,766 remaining from the 2004 Operating Fund. The Treasurer recommended \$1,000 be retained in the 2005 Operating Funds and the balance of \$6,766, be used to fund Reserves. A discussion followed relating to breakdown of reserves and how this money is earmarked. The Treasurer advised there are line items for the following expenditures: legal projects, roads and sidewalks, resealing, drainage-concrete, vegetation/revegetation, and undefined assets such as erosion control and, drainage ways.

*Ron Sorenson made a motion to approve depositing this money into reserves, seconded by Marianne Bishop and all were in favor.*

The Treasurer is looking into other software offered and available through CAI and will request a free trial version to test the capabilities and will report to the board with her findings.

*C. President*

- A little more than 50% of the homeowners participated in the Common Area Trees Study Sessions and mail-In survey. The following is a brief summary of the results:

Allow common area trees to grow naturally: Yes, 42; yes interior; 1, no perimeter 1; No, 39

Prune to preserve views: Yes, 82 No, 25

Would pay more in dues to prune: Yes, 46 No, 54

Of those saying yes, how much more:

No amount specified, 6

\$10 per year, 18

\$20 per year, 10

\$50 per year, 11

\$100+ per year, 1

Remove tree if it's a problem: Yes, 45, No, 25, Other options, 19

This option was available to homeowners on the mail-in questionnaire or if they made a specific comment at one of the study sessions.)

- The Board and the Maintenance Committee have received copies of the homeowners' comments from the January Study Session and the MC is taking them into consideration as they work on projects..
- The Green Valley Chamber of Commerce is requesting that SIV allow them to use the tiled monument formerly used by Fairfield to greet people entering Green Valley via the Canoa exit from I-19 and Calle Tres. The board authorized the President to begin a dialog with the Chamber and recommended we provide a year-to-year contract assuring that SIV would incur no cost or liability for this project. At this stage there is only a working committee considering this at the Chamber. Ron Sorenson agreed to review the language if we proceed in formulating a contract.

- There will be a Community Associations Institute luncheon on Wednesday, March 9 during which the 2005 legislative update affecting homeowners associations will be provided by Carolyn Goldschmidt, long-time Pima County attorney, specializing in representation of community associations. We know how many new bills were passed last year and there are more than twenty so far this year that could be enacted if passed by the Legislature. .

Gorman provided a chart dated February 6, 2005 detailing the House/Senate bills before the legislature ([Attachment B](#)) . More information is available at [www.azleg.state.az.us](http://www.azleg.state.az.us).

- Last September, GVCCC offered HOA Officer Training sessions. The President/Treasurer and Secretary attended and found these sessions extremely helpful. It was requested by the attendees that these sessions be offered twice a year. The next session is scheduled for Thursday, April 7 at the Green Valley Mall in Office #13 (next to the GVCCC offices). There session will cover items not addressed in the September session.
- The re-alignment of West Frontage Road at Continental will start in April. A new road will be installed off Frontage Road that will wind behind the Chevron/Goodyear station and come out at the traffic signal facing the Continental Mall. When this re-alignment is completed, left turns will no longer be allowed from the Frontage Road onto Continental. To enter the Frontage Road from Continental will require entering at the traffic signal. This project will take approximately six months to complete. During this work, it is recommended that Camino del Sol be used and avoid using Frontage Road when traveling to and from the southern part Green Valley.

A map showing this realignment is included as [Attachment C](#).

### 3. Committee Reports

#### *A Maintenance*

George Jones presented three requests for Operating Funds.

- i. Repair of failed asphalt on King Arthur and Vista Ridge Courts - An estimate provided from Sunland for \$2239 is good until April 15. Doug Cameron has been in touch with Fairfield to have them look at the project to see if Borderland is responsible for the repair. The board agreed to give Doug more time to contact Fairfield again and resolve this issue prior to the April board meeting, but concern was expressed that rising oil prices could cause Sunland to raise their bid, therefore we should not wait beyond the April meeting.

ii. Repair/improve the entrance at Calle Tres and correct an erosion problem that is undermining the Monument. George explained the project.

*Gorman Fisher made a motion to approve an expenditure of \$1385 for repair of the Calle Tres monument ([Attachment D](#)) which was seconded by Marianne Bishop and all members were in favor*

Doug Cameron raised the issue of lighting at this monument which is being powered by battery. The MC was given authority to investigate new batteries with more power to accommodate an additional light since the present level does not seem adequate.

iii. Renovate landscape at the entry area at Camino del Sol by adding approximately 35 to 40 new plants that would be more appropriate for arid conditions, removing some trees, and reworking the irrigation system and existing rock swale. Since this project is not critical it was decided to hold off until more information and bids can be obtained to compare costs.

#### *B. Architectural*

Susan Trecartin was unable to attend the meeting, but sent her report, which was presented by Linda Gregory. ([Attachment E](#))

#### *C. GVCCC – No report*

#### *D. Communications – Doug Cameron*

Marcia Lucas asked Doug to present three items for consideration by the board.

i. Publish a quarterly newsletter, called the San Ignacio View, with a regular column by the President, Secretary, Committee Chairs, Neighborhood Watch. There are people that do not have computers and this is a way to enhance our communications to homeowners.

ii. Create a forum on the website to give homeowners a place to express their views. Any comments would be edited for offensive language prior to posting..

iii. Create a Neighborhood Directory to facilitate homeowner interaction. If a homeowner is not listed in the GVCCC phone directory, the CC will not publish their phone number in the neighborhood directory. The secretary will provide the CC with a list of those residents not appearing in the GVCCC directory. The directory would contain only the SIV address and changes

would be done on an annual basis. Formatting is in the planning stages. An opportunity will be given to homeowners to opt out of having their phone number included. The directory could also be carried on the website.

The CC was given approval to proceed with these projects.

#### **4. Continuing Business**

##### *A. Bylaws Revision*

After lengthy discussion it was determined the next step would be to investigate whether the Saguaro Room at Canoa Recreation Center, location of the 2006 meetings, has a phone line for use with a speakerphone for teleconference calls enabling part-time residents to participate in a board meeting. This would enable the use of a calling card. Otherwise, a cell phone with a speaker could be used. The cost to purchase a speakerphone with a contract for unlimited monthly minutes should be investigated.

The Bylaws Revision Committee will hold another meeting and bring their recommendations to the next board meeting.

##### *B. CC&R Revision Sections 1.25, 1.26 and 5.2*

Ron Sorenson stated that Tanis Duncan believes it a very good idea to define the word "View".

*Doug Cameron made a motion that the board obtain a second opinion from Attorney McElvoy prior to considering further revision to these sections. Gorman Fisher seconded and all were in favor.*

Linda Gregory will call to schedule a meeting prior to the next board meeting.

#### **5. Adjournment**

There being no further business to come before the board, the meeting was adjourned at 11:00 AM.

Respectfully submitted,

/s/

Marianne Bishop, Secretary

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

**Statement of Financial Condition**

2/28/2005

**2005 Assets and Liabilities**

**Assets**

Operating Funds	43,791.32
Reserves ( <i>Face Value</i> )	<u>144,836.88</u>
<b>Total</b>	<b>188,628.20</b>

**Liabilities**

2006 dues paid in advance	-
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**2005 Income and Expenditures**

**Income**

Dues	71,592.00
Operating Funds	
Interest	28.96
Reserve Interest	958.87
Other Income: Reserves	
<b>Total</b>	<b><u>72,579.83</u></b>

**Expenditures**

Operations Expenses	10,629.64
Reserve Projects	<u>1,295.00</u>
<b>Total</b>	<b>11,924.64</b>

**Homeowner's Reserve Equity**

Total Reserve Equity	144,836.88
Reserve equity, per member	635.25

Unaudited