

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

October 2, 2006

**APPROVED by the board on November 6, 2006**

Present: Board Members: Marianne Bishop, Bob Christensen. Gorman Fisher, Linda Gregory, and (by phone) Roger Mikusek. The meeting was called to order at 9:05 AM. Two homeowners attended: Susan Trecartin and Ann Noe

### **1. Reading of the Minutes**

The minutes of the September 11, board meeting, as distributed by email, were approved.

### **2. Officers' Reports**

#### **A. Secretary**

- Prepared September mailing with newsletter and Phone Directory update sheet,
- Received many compliments regarding newsletter,
- Many homeowners have had to replace their PRV, shows newsletters being read,
- Homeowners are calling for AC Review Submittal Forms for repainting requests,
- Received many new email addresses on the directory update sheets,
- We have 162 lots with email. That leaves 66, so we are close to  $\frac{3}{4}$  of homeowners
- Two homeowners have responded about volunteering. One was for the financial advisory committee. The other was hesitant to be a permanent part of a committee but said he was available for special projects,
- Mail being sent to Lot 107, purchased in March 2006, is being returned. This will need investigation because the dues mailing will be sent on December 1.

#### **B. Treasurer**

The Treasurer distributed the Statement of Financial Condition ending September 2006. A motion was made and seconded to accept the report (Attachment "A") subject to audit. The board then reviewed the Financial Workbook ending September 30.

Because of the complexity of keeping two sets of books, one in Excel and the other in Quicken, the Treasurer will obtain the QuickBooks software from Linda Gregory and will replace the Excel generated reports with Quicken reports in 2007. The Secretary was asked to review the interest reported for reserves in

C. President The President reserved his comment for Continuing Business.

### **3. Committee Reports**

#### **A. Architectural Committee**

Gorman Fisher, acting Chair, advised that his committee is working on proposed changes to the Paint Rules. Concerns being addressed are:

- The current matrix of stucco vs. associated trim colors infers that Sedona Peach can be used as trim and stucco paint on the same house.
- Within the HOA, there are some homes that do not adhere to the current stucco-trim matrix.

- Color variance at major Tucson paint suppliers due to different formulations for the same color.
- Some homeowners have painted their doors a wood color to restore the appearance because of difficulty and cost to paint a simulated wood grain on the door (as stated in the current rules).

**Considering these concerns, the following recommendations were made:**

**1) Eliminate the current stucco vs. trim matrix.** The committee reviewed all 11 SIV colors and observed no objectionable combination of the 11. The committee suggested listing:

The following are 11 SIV Trim colors.

SIV-Mesa Tan  
 SIV-Toffee Crunch  
 SIV-Sedona Peach  
 SIV-Honey Beige  
 SIV-Palm Springs  
 SIV-Village Blue  
 SIV-Ravenwood  
 SIV-Spanish Brown  
 SIV-Arden Green  
 SIV-Coldstream  
 SIV-Loch Ness

The following are 5 SIV Stucco colors.

SIV-Mesa Tan  
 SIV-Toffee Crunch  
 SIV-Sedona Peach  
 SIV-Honey Beige  
 SIV-Palm Springs

The board did not approve this recommendation.

**2) Establish one SIV paint formulation at three major Tucson paint suppliers generally used by painting contractors.**

This has been completed, and the prefix of "**SIV**" has been added to avoid paint formulation errors within computer programs. Paint dealers with SIV approved colors are Dunn-Edwards, Southwestern Paint and Frazee.

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

**TO READ:** All front doors can be painted either the stucco or trim color already on the house, or with a paint color that resembles wood.

The board REVISED and unanimously APPROVED the following rewording:

All front doors can be painted either the stucco color, or with a paint that resembles wood.

4) **CHANGE:** 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.

**TO READ:** Security/metal doors, gates and railings shall be painted one of the official colors in flat or 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.

The board did not approve this recommendation.

5) **CHANGE:** 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).

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

The board did not approve this recommendation.

Gorman will relay the comments of the board to the committee.

B. Maintenance Committee

Prior to presenting the Maintenance Committee report, Ann Noe, Lot 134, made a request to place a bird feeder on the outside of their wall, in the common/uncommon area between their wall and the lot line. (See Attachment "B") After discussion, the homeowner was instructed to prepare an agreement stating that, if granted permission to place a bird feeder in the common/uncommon area, the homeowner will maintain the area and keep it free of debris. They will also erect a barrier that would prevent javelin from eating the birdseed.

Linda Gregory, acting Chair, gave the MC report (Attachment "C").

Linda Gregory presented a project request for Operating Funds of \$2,700 for LaSierra Ranch to perform the annual maintenance of trees in the common area. This vendor has performed excellent work in the past at a reasonable cost.

Gorman Fisher moved to approve the expenditure. Marianne Bishop seconded and all were in favor.

C. GVCCC Representative

Bob Christensen entered his report as Attachment "D" in order to shorten the meeting.

**4. Continuing Business**

A. Appoint Budget/Financial Advisory Committee

Bob Christensen, Chairman of the committee, moved that the following persons be appointed to the committee, seconded by Gorman Fisher. None opposed

Marianne Bishop  
Everett Everson  
Gorman Fisher

Linda Gregory  
Roger Mikusek  
Greg Nowak

Roy Payne  
Jeanne Soule  
Ruben Strong

The committee meeting will be held on October 10 at 9 am at Bob Christensen's home.

## B. Appoint Nominating Committee

In order to send a letter to the homeowners in the December dues mailing, this committee must be in place by the December meeting.

## C. Lighting at Calle Tres Monument

The Secretary has been unable to contact the representative of TEP to find the status of their proposal to install electric at the lower entrance to our community, but we have abandoned the idea of coming off the power box in the front of Lot 001 because of the extensive upheaval it would cause to landscaping.

Since there are not enough daylight hours to keep the batteries charged during fall and winter, the solar lights go out around 9 pm. Until a more permanent solution can be found to enhance lighting, the Secretary asked if the Maintenance Committee could place reflectors on the curb of the monument to make it easier to locate the turn off Calle Tres. Gorman and Linda will handle this project.

## D. Letter to Save the West Desert Preserve

Gorman is doing further research on this project before he drafts a letter of support from SIV.

## 5. **New Business**

### Saguaro Proposal for Garbage Contract

The Secretary has heard of several HOAs in Green Valley and Tucson that have had very short notice that WM was cutting their service from twice a week to once. In addition, WM has forced them to use an automated system utilizing a wheeled cart provided by WM, and anything that is not in the wheeled cart would be left at the curb.

The Secretary sent a survey to our homeowners to determine if they would be in favor of an automated collection where trucks dump the provided wheeled carts. Consensus is homeowners do not want the automated system. Many are also concerned about storing garbage for a week during summer months.

Now that the Secretary has a proposal from Saguaro, she will contact WM to find out what is going to be offered to SIV, and when our present contract expires.

## 6. **Adjournment**

The next meeting will be on Monday, November 6 at Canoa Rec Center in the Mesquite Room. With no further business to come before the board, the meeting was adjourned at 11:05 AM.

Respectfully submitted,

/S/

Marianne Bishop, Secretary

**After Adjournment, Linda Gregory handed in her resignation, effective immediately.  
"Attachment E"**

ATTACHMENT 'A'

SAN IGNACIO VISTAS, INC.  
HOMEOWNERS ASSOCIATION  
*Statement of Financial Condition*  
9/30/2006

**2006 Assets and Liabilities Assets**

Operating Funds	19,028.39
Reserves	160,017.76
<b>Total</b>	<b>179,046.15</b>

**Liabilities**

2007 dues paid in advance

**2006 Income and Expenditures**

**Income**

Dues	71,592.00
Transfer Fees	675.00
Document Fees	1,050.00
Other	6,529.80
Operating Funds Interest	815.14
Reserve Interest	2,874.29
Other Income: Reserves	-

**Total** **83,536.23**

**Expenditures**

Operations Expenses	42,941.55
Reserve Projects	4,884.76

**Total** **47,826.31**

**Homeowner's Reserve Equity**

Total Reserve Equity	160,017.76
Reserve equity, per member	701.83

Unaudited



## ATTACHMENT "C"

### MAINTENANCE COMMITTEE REPORT

September 18, 2006

The Gold Canyon crew continues to do an excellent job with the maintenance of our common areas. A couple of homeowners who live on the perimeters have requested that the weeds be cut behind their homes and that will be done as soon as the interior streets have been completed. That work should start within the next two to three weeks.

Sam Eidson, Roy Mastic, Lillian Byerly and Linda Gregory have volunteered to oversee the annual tree trimming which should take place about mid-December. There will be a MC member present throughout the project.

The next meeting will take place on Monday, October 16 at the Canoa Hills Social Center.

## ATTACHMENT "D"

### GVCCC BOARD OF REPS MEETING SEPTEMBER 2006

- ✚GVCCC plans to extend S11 planning area (including restrictions on building height and southwest architecture) south and east excluding the old Canoa Ranch site by December 2006.
- ✚GVCCC then plans to extend GV to the same locales by December 2007.
- ✚GVCCC anticipates the West Frontage construction now underway will be finished by January 2007.
- ✚GVCCC believes the East Frontage extension will begin in late 2007 or early 2008. There will be meetings with residents prior to any start.
- ✚ADOT spokesperson, Laurel Parker, outlined the planned widening of I -10 for 6.5 miles north from 29<sup>th</sup> Street. All ramps will be closed. Local traffic will be diverted to the Frontage Roads (northbound at 29<sup>th</sup> Street and southbound at Prince). Surface streets will accessed from the Frontage Roads. Through traffic will be reduced to two lanes. Construction, which includes building new bridges and adding one lane in each direction will take three years (spring 2007 to spring 2010).
- ✚GVCCC supports the altered circulator routing that will be effective on October 2.
- ✚GVCCC is forming a Committee to prepare for the 2010 census.
- ✚GVCCC will continue to press ADEQ to evaluate the content of the wind blown mine tailings as well as force their clean up.
- ✚GVCCC dues will remain the same in 2007.
- ✚Sunrise Pointe Vista HOA is joining GVCCC.

**ATTACHMENT 'E'**

1788 West Vista. Ridge Drive

Green Valley, AZ 85614

October 2, 2006

Mr. Gorman Fisher  
San Ignacio Vistas, Inc. HOA  
P.O. Box 1150  
Green Valley, AZ 85622

Dear Gorman:

Personal issues necessitate that I resign my position as Vice-President and member of the SIV HOA Board of Directors, as well as Maintenance Committee effective immediately. I am no longer able to devote the time required for these important positions.

I will be available to participate in supervising the annual tree trimming in December in order to train some new people to take over in the future.

Sincerely,

A handwritten signature in black ink that reads "Linda Gregory". The signature is written in a cursive, flowing style.

Linda Gregory

Cc: Marianne Bishop, Secretary