

San Ignacio Vistas, Inc.
Homeowners Association Minutes
Board Meeting – February 11, 2014
APPROVED BY BOARD:

The meeting was held at 4731 S Harvest Moon Drive. There was a quorum of the board: Marianne Bishop, Joyce Bulau, Jim Callahan and Ann Striker. Also present Pat Imgrund, chair of the road sub-committee and Jack Powers, Chair of Audit Committee. There were no other homeowners present. Joyce Bulau called the meeting to order at 8:57 AM.

1. OFFICERS' REPORTS

A. President

The members of the board considered the request for pruning of trees on the common area between Lots 100 and 101 using the policy for Annual Tree Maintenance as revised on 1/4/2014. Since the trees in question are not adjacent to or directly behind Lot 154 the board reviewed the trees to determine if there is a material interference to view from the aforementioned lot. A physical inspection was made.

It is the unanimous opinion of the board that the trees in question do not, at this time, materially restrict view as demonstrated in Attachment "A." A letter will be sent by the Secretary to the owner at 4827 S Harvest Moon Drive advising of this decision.

B. Secretary

A MOTION was MADE by Ann Striker SECONDED and UNANIMOUSLY PASSED approving the January 14, 2014 board minutes as corrected.

A meeting was held on Wednesday, January 22 at 4731 S Harvest Moon Drive to work on the Power Point presentation for the annual meeting of members. Present were Ann, Joyce, Marianne and Valerie Diamond.

A gift certificate in the amount of \$75 from Melios' Trattoria was purchased by the Treasurer and presented to Royce and Joyce Hill on behalf of SIV.

Our insurance agent came out in late January and reviewed the path between Lots 100 and 101. The letter we received after that visit included as Attachment "B"

An email was received from the Green Valley Water District regarding the wet spot in the common area on View Ridge Drive. (Attachment "C")

The board then reviewed the Power Point Presentation for the Annual Meeting.

C. Treasurer

A MOTION was MADE by Ann Striker SECONDED and UNANIMOUSLY PASSED approving the January 31, 2014 financial report subject to audit. (Attachment "D")

All of 2014 dues were collected and deposited by 2-16-2014. In early February the Reserve Fund reimbursed the Operating Fund \$4,000 covering erosion mitigation.

2. COMMITTEE REPORTS

A. Audit

On February 7, 2013 the following motion was made, seconded and unanimously adopted by the board:

... permit a one-time exception to the 25% of Reserve Fund net assets limitation referred to above and ratify the \$100,000 investment in the Vanguard Wellesley Income Fund. No additional permitted investments shall be made unless and until the 25% limitation exceeds the \$100,000 currently invested, and then only to the extent of the 25% limitation.

A Motion was MADE by Joyce Bulau SECONDED and UNANIMOUSLY PASSED to revise the aforementioned motion amending the last sentence to insert the underlined words as well as adding a final sentence:

No additional permitted investments shall be made, except for the reinvestment of dividends, unless and until the 25% limitation exceeds the \$100,000 currently invested, and then only to the extent of the 25% limitation. This policy will be reviewed on an annual basis.

The Board accepted the Audit Letter dated January 22, 2014 and Report that will be presented to Homeowners and made a part of the minutes of the 2014 Annual Meeting. The Board also commended Jack Powers and the Audit Committee for its excellent work on behalf of the Association.

B. Architectural

Jim Callahan presented the two new colors to be added to our color pallet.

A MOTION was MADE by Marianne Bishop, SECONDED AND UNANIMOUSLY PASSED to add Sassafras Tea and Slice of Broche to be used for Stucco.

Both of these colors will need to have trim and accent colors assigned now that they are approved.

Dunn Edwards is working on assembling a book by February 14, 2014 containing all approved SIV colors.

A MOTION was MADE by Joyce Bulau, SECONDED AND UNANIMOUSLY PASSED to give the color consultants the authority to work with Dunn Edwards to establish the closest shades on their color wheel to replicate SIV colors.

C. Maintenance

Ann Striker stated that the drainage swale is complete and she was well pleased in the work that Felix Landscaping provided to bring this into specification.

Pat Imgrund advised that the road subcommittee is awaiting bids from Cholla, Sunland, Adobe Asphalt and Bates. The goal is to have the bid accepted in time to crack seal in late March.

3. CONTINUING BUSINESS – None

4. NEW BUSINESS - None

5. ADJOURNMENT

There was no further business to be conducted and the meeting was adjourned at 10:30 AM. The organizational board meeting will be held at 3 PM Tuesday, February 18 following the Annual Meeting.

Respectfully submitted,
/s/ Marianne Bishop, Secretary

ATTACHMENT 'A'



ATTACHMENT 'B'
**INSURANCE CENTER OF
GREEN VALLEY**

January 27, 2014

San Ignacio Vistas Homeowners Association
C/O Marianne Bishop
4771 S Prairie Hills Dr.
Green Valley, AZ 85622

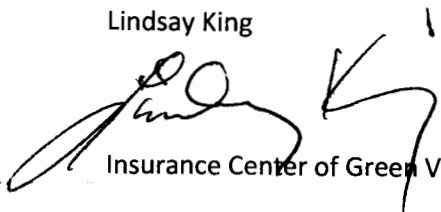
Marianne –

After inspecting the path in question, I would have a bit of concern liability wise based on the grade of the path. It does seem a bit steep in a couple of areas. I suggested that the path could be tiered to lessen the grade, but that would apparently add too much cost. While I feel that most people could pass over the path with little if no concerns, all it would take is just one person with some mobility concerns to take a fall. Signage at both ends of the path could help, but I think the risk is still there. If somebody **wants** to sue, they could conveniently say they didn't see the sign.

Hope this helps. Let me know if you need anything else.

Sincerely,

Lindsay King



Insurance Center of Green Valley



514 E. Whitehouse Canyon Rd., Suite 170
Green Valley, AZ 85614
(520) 648-1150 FAX (520) 648-3442





RESPONSE FROM Green Valley Water District

Marianne Bishop <barxmar@gmail.com>

Sat, Jan 18, 2014 at 9:39 AM

To: 043-BULAU <joyceBulau@gmail.com>, 120-CALLAHAN <jncall7907@bellsouth.net>, 175-GILMORE <gvpgilmore@cox.net>, Ann Striker <acstrike@cox.net>, SECRETARY <BARXMAR@cox.net>, 152-BODMER <jlbodmer@gmail.com>

——— Forwarded message ———

From: <GVWDL@aol.com>

Date: Fri, Jan 17, 2014 at 9:48 AM

Subject: Green Valley Water District

To: barxmar@gmail.com

Cc: GVWDLHOFFMAN@aol.com

Good Morning,

The District has done an investigation into the area of San Ignacio Vista HOA located on the hillside between View Ridge and Harvest Moon which you reported as having a constant pooling of water. We have checked our fire hydrant located across from 4967 S View Ridge and have determined that there is not any leak in the hydrant or the line leading up to hydrant.

After our conversation, our field technician went out and verified that there is not an irrigation service on View Ridge and all of the irrigation meters inside your HOA had been removed since 2001. Our District Manager, Larry Hoffman went out again last week and walked the area. He could not find any definite source of the water that is seeping in that area.

So the District has determined that the District is not the source of wetness on the hillside between View Ridge and Harvest Moon.

Lora Burruel
Green Valley Water District
(520) 625-9112

ATTACHMENT 'D'

2/7/2014
Cash Basis

San Ignacio Vistas, Inc
Balance Sheet
As of January 31, 2014

ASSETS**Current Assets****Checking/Savings**

| | <u>Operating</u> | <u>Reserve</u> | <u>Total</u> |
|-----------------------------|------------------|----------------|--------------|
| 120 · COMMERCE CHECKING | 58,078 | | |
| 160 - Due from Reserve Fund | 4,000 | | |
| | <u>62,078</u> | | |

Reserve Account

| | | | |
|---------------------------------------|--|---------------|--|
| 1502 · COMMERCE RESERVE CK. | | 111,509 | |
| 1503 · WASH FEDERAL 1/12/15 APY 1.55% | | 103,078 | |
| 1505 - VANGUARD INVESTMENT | | 106,082 | |
| 1506 - WASH FED RESERVE MM | | 50,573 | |
| 1600 - Due to Operating account | | <u>-4,000</u> | |

Total Reserve Account

367,242

Total Current Assets

62,078

367,242

429,320

LIABILITIES & EQUITY**Equity**

| | | | |
|------------------------------|--------|---------|----------------|
| 300 · Operating Fund Balance | 10,734 | | 10,734 |
| 3000 · Reserve Fund Balance | | 314,661 | 314,661 |
| Net Income | | | <u>103,925</u> |
| Total Equity | | | 429,320 |

TOTAL LIABILITIES & EQUITY

429,320

San Ignacio Vistas, Inc
Profit Loss Actual vs Budget
YTD - January 31, 2014

| | <u>Operating Fund</u> | | <u>Reserve Fund</u> | | <u>Total</u> | |
|--|-----------------------|----------------|---------------------|---------------|----------------|---------------|
| | <u>ACTUAL</u> | <u>BUDGET</u> | <u>ACTUAL</u> | <u>BUDGET</u> | <u>ACTUAL</u> | <u>BUDGET</u> |
| REVENUE | | | | | | |
| 400 · Assessments | 112,860 | 112,860 | | | | |
| 410 · Transfer and Document Fees | 600 | 3,000 | | | | |
| 420 · Operating Fund Interest | 14 | 220 | | | | |
| | <u>113,474</u> | <u>116,080</u> | | | | |
| 4200 · Reserve Fund Interest | | | 21 | 4,500 | | |
| Total Revenue | | | | | 113,495 | 120,580 |
| EXPENSE | | | | | | |
| Maintenance | | | | | | |
| 500 · Yearly Contract | 2,214 | 26,580 | | | | |
| 502 · Tree Trimming | 0 | 4,500 | | | | |
| 503 · Utilities | | 500 | | | | |
| 505 · Other Maintenance | 0 | 5,000 | | | | |
| 507 · Plant Replacement | 0 | 2,100 | | | | |
| Total Maintenance Expenditures | <u>2,214</u> | <u>38,680</u> | | | | |
| 5000 - Street Repairs | | | - | 10,500 | | |
| 5006 - Erosion Mitigation | | | 4,000 | 25,000 | | |
| Total Reserve Expense | | | <u>4,000</u> | <u>35,500</u> | | |
| Administrative | | | | | | |
| 510 · Contract Service | 900 | 10,800 | | | | |
| 511 · Board | 31 | 500 | | | | |
| 512 · Legal | 0 | 1,500 | | | | |
| 513 · Communications | | | | | | |
| 513.1 · Computer and Internet | 122 | 1,100 | | | | |
| 513.2 · Telephone | 108 | 1,090 | | | | |
| 513.3 · Office Supplies | 0 | 50 | | | | |
| 513.4 · Printing/Reproduction | 0 | 2,000 | | | | |
| 513.5 · Postage/Delivery | 0 | 300 | | | | |
| 513.6 · Record Storage | 456 | 460 | | | | |
| Total 513 · Communications | <u>686</u> | <u>5,000</u> | | | | |
| Total Administrative | <u>1,617</u> | <u>17,800</u> | | | | |
| Operating | | | | | | |
| 520 - Audit and Accounting | | | | | | |
| 521 - Insurance | 0 | 3,000 | | | | |
| 522.2 · GV Council | 1,710 | 1,710 | | | | |
| 523 · Taxes and Contingency | 28 | 315 | | | | |
| Total Operating | <u>1,738</u> | <u>5,025</u> | | | | |
| Total Expenditures | <u>5,569</u> | <u>61,505</u> | | | <u>5,569</u> | <u>61,505</u> |
| ALLOCATION | | | | | | |
| 600 · Reserve Allocation | (56,560) | (56,560) | | | | |
| 6000 - Operating Fund Allocation | | | 56,560 | 56,560 | | |
| Excess Revenue <Expenditures> | <u>51,345</u> | <u>(1,985)</u> | <u>56,560</u> | <u>56,560</u> | <u>107,905</u> | <u>54,575</u> |
| Beginning Fund Balances | <u>10,734</u> | | <u>314,661</u> | | <u>325,395</u> | |
| Ending Fund Balances | <u>62,079</u> | | <u>367,242</u> | | <u>429,321</u> | |