

San Ignacio Vistas, Inc.  
Homeowners Association  
Minutes Board Meeting  
March 9, 2009  
Approved by the Board April 6, 2009

Board: Marianne Bishop, Bob Christensen, Ed Eick, Lillie Hill and Delores Leavitt  
Homeowners: Jack Powers

The meeting was called to order at 9 AM with a quorum of the board present and proceeded using the agenda as distributed.

### 1. CONSIDER MEETING MINUTES

A MOTION was MADE by Delores Leavitt, which was SECONDED and unanimously PASSED approving the minutes of the February 17, 2009 annual meeting as distributed for review.

A MOTION was MADE by Delores Leavitt, which was SECONDED and unanimously PASSED approving the minutes of the Special Meeting of the Board held February 17, 2009.

### 2. FINANCIAL REPORT

A MOTION was MADE by Ed Eick, SECONDED and unanimously PASSED approving the Treasurer's Report, two months ending February 28, 2009 subject to Audit (Attachment A).

The treasurer received the 1<sup>st</sup> quarter dues payment from Lot 225.

Since CAI had not invoiced us for membership dues this year and because we have not participated in any of their recent programs it was decided not to renew our membership for 2009.

There will be a CD maturing on 3-20-09 with a projected balance of \$15,064.99 which is part of the operating budget that has been invested at Compass Bank.

### 3. OFFICER'S REPORTS

#### A. SECRETARY

We received a certificate of liability insurance from Santa Rita Landscaping covering March 1, 2009-10.

Lot 078 is expected to close on 3-11-09 and Lot 153 is anticipated to close on 4-22-09.

#### B. PRESIDENT

- 1) The president read an email from Gary Powers who spoke at the annual meeting regarding the possibility of revising the procedures for conducting voting at the annual meeting. This will be a topic for the April board meeting and suggested language will be distributed to the board prior to the April meeting for discussion and vote.

- 2) Ed Eick introduced the subject of possible revision to the Bylaws regarding appointment or election of committee chairs. He was asked to put something into writing for consideration at the next board meeting.
- 3) Jack Powers introduced footnotes that he would like to see included with next year's audit.

#### **4. COMMITTEE REPORTS**

##### **A. ARCHITECTURAL COMMITTEE – Ed Eick**

Ed suggested revising the plant lists. It was suggested that he present something in writing so that it can be distributed to the board for review prior to being voted upon. Ed had other suggestions regarding common area vegetation that should be presented to the Maintenance Committee.

Jerry Larsen has agreed to chair the committee. Susan Trecartin will be handling the requests until further notice. There was discussion concerning emphasizing the importance of upholding the rules of the association by committee members.

##### **B. MAINTENANCE COMMITTEE**

Minutes of the February 11 Maintenance Committee meeting are included as "Attachment B".

#### **5. OPEN FORUM**

**6. CONTINUING BUSINESS** - none

**7. NEW BUSINESS** - none

#### **8. ADJOURNMENT**

The meeting was adjourned at 10:40 AM and the board went into an Executive Session. The next board meeting held on Monday, April 6.

Respectfully submitted,

/s/ Marianne Bishop, Secretary

# SAN IGNACIO VISTAS, INC.

## Statement of Revenue, Expenses and Fund Balances

*(Modified Cash Basis)*

*2 Months Ending February 28, 2009*

	Operating Fund		Reserve Fund	Total All Funds
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
<b>Revenue</b>				
Assessments	102,600	102,150	0	102,150
Transfer and Document Fees	200	200	0	200
Interest	<u>61</u>	<u>63</u>	<u>1,146</u>	<u>1,209</u>
<b>Total Revenue</b>	<b><u>102,861</u></b>	<b><u>102,413</u></b>	<b><u>1,146</u></b>	<b><u>103,559</u></b>
<b>Expenses</b>				
Maintenance Expenses	2,782	1,344	19,090	20,434
Administrative Expenses	2,946	2,711	0	2,711
Other Expenses	<u>1,973</u>	<u>1,598</u>	<u>21</u>	<u>1,619</u>
<b>Total Expenses</b>	<b><u>7,701</u></b>	<b><u>5,653</u></b>	<b><u>19,111</u></b>	<b><u>24,764</u></b>
Excess Revenue (Expenses)	95,160	96,760	(17,965)	78,795
Reserve Allocation To (From)	<u>(46,356)</u>	<u>(40,356)</u>	<u>40,356</u>	<u>0</u>
<b>Net Increase (Decrease) After Allocation</b>	<b><u>48,804</u></b>	<b><u>56,404</u></b>	<b><u>22,391</u></b>	<b><u>78,795</u></b>
<b>Fund Balances</b>				
Beginning of Year Fund Balance		<u>2,321</u>	<u>173,038</u>	<u>175,359</u>
<b>End of Month Fund Balance</b>		<b><u>58,725</u></b>	<b><u>195,429</u></b>	<b><u>254,154</u></b>

### Supplementary Information

The dues assessment for 2009 was \$450 per member. \$90,000 was collected in December and the balance in 2009.

Cash and investments total \$254,154 comprised of \$13,724 (checking & money market) and \$45,000 in CDs in the operating account at Compass Bank and \$10,429 in cash and \$185,000 in investments in the reserve account at Wachovia Securities.

Reserve equity totaled \$759 per member at the beginning of the year and \$857 per member at month end.

SIV Maintenance Meeting  
February 11, 2009

Present: Rob Alstaetter, Bob Hill, Lillie Hill, Rick Irvin, Eileen MacLaren, Jean Ross and Jim Steffen,

The meeting was called to order by Rick Irvin and the January minutes were approved.

Jim Steffen gave a report on the curb seal and crack repair. Sunland Asphalt repaired all the cracks rather than any crack over ¼” which was part of the bid they submitted. A Proposed Long Range Plan for street and curb maintenance prepared by our consultants was presented to each member of the committee.

Santa Rita Landscaping has started work on our grounds. Overall, they are doing an excellent job, doing some work that has not been requested of them. They are treating areas where Bufflegrass is showing signs of growth. At this point, they do not need any supervision so the Committee is very pleased with their job performance to date.

Rick Irvin reported that as a result of the potential savings under the Santa Rita contract, there may be as much as \$13,000 available for any deferred maintenance and possible new projects. The committee members were asked to determine if there were any deferred projects from previous years, and to begin considering possible new projects for this year. No action will be taken for at least a few months to confirm our satisfaction with Santa Rita and their costs.

The committee decided that since a large number of trees were removed in 2008 that the Interior Tree Inventory should be updated. Jim Steffen and Rob Alstaetter will take a new inventory and provide the Committee with a new inventory, including addresses and lot number.

There was no other new business.

The next meeting of the Maintenance Committee will be March 11 3:00 p.m. at the home of Rick Irvin.

Respectfully submitted,  
Lillie Hill