

San Ignacio Vistas, Inc.
Homeowners Association
Regular Board Meeting Minutes
May 5, 2003

Present: Karl Anderson, Linda Gregory, Arlene Haugan Vernon Kliewer, Ron Sorenson
There was one homeowner present for the Member's Time; the homeowner requested information re tree maintenance.

The meeting proceeded using the agenda dated May 5, 2003 for the Regular Meeting.

President Vernon Kliewer called the meeting to order at 9:05 a.m. following the Member's Time

1. Reading of the Minutes:

The minutes of the Regular Meeting of April 7, 2003 were unanimously approved as corrected.

2. Officer's Business:

A. Secretary

LMR transmitted a Monthly Update as of April 29th; it is included with these minutes as Attachment "A". There were three re-sales during March and April: lots 038, 126 and 192. LMR also transmitted the Homeowner's roster as of 4/29.03, in PDF format, which cannot update the Access file on the Secretary's computer.

After discussion it was determined that the President and Secretary will contact LMR to set up a time for them to meet.

B. Treasurer

Arlene Haugan presented the current Balance Statement; her report was accepted for future audit. It is included as Attachment B to these minutes. The Treasurer stated that we are still awaiting the Audit Committee report.

C. President

(1) The President requested that the letter appointing the Hearing Committee for May 5th be included in these minutes (Attachment C).

(2) President wrote a letter to the GVCCC Architectural Committee reminding them of promises Monterey Homes made in relation to removing the faux rail fence along Calle Tres. Subsequently he received a call from the AC advising they would contact Monterey Homes to spur some action.

(3) Erosion control work is expected to be completed before monsoon season. The work completed thus far is very thorough and the Board is well pleased.

(4) The President met with our attorney regarding outstanding liens for Lots 085 and 205.

A letter is being written to Lot 140 telling them we will be treating the property outside of their rear patio wall as common area since we have received no response from them to our previous letters.

3. Committee Report:

A. Maintenance Committee

The Board approved the following actions recommended by the Maintenance Committee:
Remove mesquite tree behind rear patio wall of Lot 086. Further, the mesquite tree in the middle of the rear patio wall of Lot 087 should have the canopy raised to remove view impediment.

Remove mesquite tree growing on berm of drainage channel behind rear wall of Lot 210

Remove mesquite tree growing in down-slope drainage channel behind patio wall of Lot 215.

After a second, the motions passed unanimously.

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B The Vice President will represent SIVHOA at a meeting of the Health and Human Services Committee of the GVCCC to discuss ways we can educate homeowners about various sources of available assistance.

C. Two copies of Robert's Rules of Order (newly revised) were obtained. One was given to Ron Sorenson for the Architectural Committee and the other to the Secretary to hold for use by other committees as needed.

4. The Regular Board Meeting was recessed at approximately 10 a.m.

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5. After reconvening the Board and the Hearing Committee at approximately 11 a.m., members voted on the resolution presented in Executive Session. The resolution was adapted unanimously subject to some editorial changes.

6. Adjournment

The meeting was adjourned at 11:15 am.

Actions:

The moratorium resolution was adopted.

Required:

- a. Meet with LMR to monitor progress of transition procedures to determine how procedures are working and if we need to make any changes.
- b. Contact damon to convene the Audit Committee.
- c. Contact C&W Environmental Services to make arrangements to have the mesquite trees removed.
- d. Copies of the Resolution are to be sent to the chair and each member of the AC for their action.

Approved by the Board on July 7, 2003

/s/

Marianne Bishop, Secretary

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Attachment A

From: Maryann Nevins
Sent: April 29, 2003 11:01 AM
To: Marianne M. Bishop (E-mail 2)
Cc: Leslie Freed
Subject: SIV Monthly Update

Marianne,

I have attached two files for your records. 1. Current Roster for the SIV Association. 2. Resale Report for SIV. Both reports are current to the date of 4/29/03.

As of today's date we have not received any correspondence related to Architectural issues or CC&R enforcement.

The introductory mailing was sent out on 4/9/03.

We have received a few address changes and updates. All of which have been inputted into the Roster and are current as of 4/29/03.

Hope this is all the information you require. Thanks!

Maryann E. Nevins
Assistant Manager
Lewis Management

Attachment B

**SAN IGNACIO VISTAS, INC
HOMEOWNERS ASSOCIATION**

Balance Sheet*

4/30/03

ASSETS	
Checking/Savings	\$ 37,284.25
Capital Reserves	\$166,739.46
Nonannual Maintenance Fund	\$ 5,623.23
Total	\$209,646.94
LIABILITIES	
Operating Fund--budgeted	\$ 37,284.25
Capital Reserves	\$166,739.46
Nonannual Maintenance Fund	\$ 5,623.23
Total	\$209,646.94


Income/Expense Statement*	
4/30/03	
Income	\$ 68,554.69
Expense	\$ 31,270.44
BALANCE	\$ 37,284.25

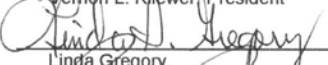
*Subject to audit.

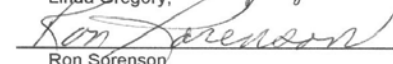
Attachment C


SAN IGNACIO VISTAS, INC.
HOMEOWNERS ASSOCIATION
P. O. BOX 1150
GREEN VALLEY AZ 85622-1150
5 May 2003

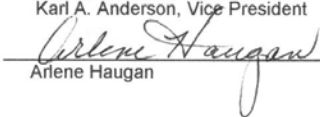
The San Ignacio Board of Directors appoints Vernon Kiewer, Karl Anderson, Linda Gregory, Arlene Haugan, Marianne Bishop and Lillian Byerly to be the Hearing Committee for the Henry D. Chulumovich appeal on 5 May 2003.


Vernon L. Kiewer, President


Linda Gregory,


Ron Sorenson


Karl A. Anderson, Vice President


Arlene Haugan

SIVhearcomspc