

San Ignacio Vistas, Inc.  
Homeowners Association  
Minutes Board Meeting – October 13, 2011  
Approved by the Board November 10, 2011

The meeting was held at 1773 W Sonoran View Drive. There was a quorum of the board: Marianne Bishop, Paul Gilmore and Delores Leavitt. Homeowners: Jim Callahan (Architectural Committee), Gary Ebbesen (Maintenance Committee) and Annegret Gilmore.

Vice President Paul Gilmore called the meeting to order at 1:30 PM

**1. Consider/Approve Minutes**

A MOTION was MADE by Delores Leavitt SECONDED and UNANIMOUSLY PASSED ratifying the board of director minutes dated September 8, 2011 as distributed and approved by the board.

**2. Treasurer's Report**

A MOTION was MADE by Delores Leavitt SECONDED and unanimously PASSED approving the Treasurer's Report ending 9/30/11 subject to Audit (Attachment A).

The board reviewed year-end projections for 2011. The Treasurer provided a draft of the 2012 Operating Budget. The figures pertaining to the Reserve Plan cannot be completed until after the Maintenance Committee meets on October 19 and the Financial Advisory Committee provides a recommendation to the Treasurer after their November 7 meeting.

**3. OFFICER'S REPORTS**

**A. Secretary**

A MOTION was MADE, SECONDED and unanimously PASSED ratifying a vote of the board to accept the Cincinnati Insurance quote for D&O coverage and Third Party Discrimination with separate limits of 1 million for each coverage. The combined rate for coverage, with a 3-year lock, is \$912/year. Vote: 3 yes, 1 no, 1 no vote

**4. COMMITTEE REPORTS**

**A. Architectural Committee**

Jim Callahan submitted a written report. (Attachment B)

A MOTION was MADE, SECONDED and unanimously PASSED approving the recommendation of the Architectural Committee Color Consultants to refurbish the two entrance monuments using a new color combination.

Jim Callahan will explore costs associated to remove lettering, power wash and repair stucco, apply 3 coats of paint and then reposition the lettering and logos. He will compare doing work in-house using volunteer labor against contracting with a professional service.

**B. Maintenance Committee**

Gary Ebbesen had no formal report.

**5. CONTINUING BUSINESS - None**

**6. NEW BUSINESS - None**

**7. ADJOURNMENT**

The meeting was adjourned at 2:30 PM. The next board meeting is scheduled for Thursday, November 10 at 1:30 PM at 1773 W Sonoran View Drive.

Respectfully submitted,  
/s/ Marianne Bishop, Secretary

10/16/2011  
Cash Basis

San Ignacio Vistas Inc.  
**Assets Liabilities and Fund Balances**  
As of October 31, 2011

|                             | <u>Operating</u> | <u>Reserve</u> | <u>Total</u>          |
|-----------------------------|------------------|----------------|-----------------------|
| <b>ASSETS</b>               |                  |                |                       |
| <b>Current Assets</b>       |                  |                |                       |
| <b>Checking/Savings</b>     |                  |                |                       |
| 130 · COMMERCE SAVINGS      | 260              |                |                       |
| 120 · COMMERCE CHECKING     | <u>24,874</u>    |                |                       |
| <b>Total Operating Fund</b> | <u>25,134</u>    |                |                       |
| 1502 · COMMERCE RESERVE     |                  | 95,073         |                       |
| 1501 · COMMERCE - 92,000 CD |                  | 92,101         |                       |
| 1500 · COMMERCE - 50,000 CD |                  | 50,247         |                       |
| 1100 · WELLS FARGO - MMF    |                  | 1,888          |                       |
| 1200 · WELLS FARO - CD      |                  | <u>75,000</u>  |                       |
| <b>Total Reserve Fund</b>   |                  | <u>314,309</u> |                       |
| <b>TOTAL ASSETS</b>         |                  |                | <u><u>339,443</u></u> |
| <b>FUND BALANCES</b>        |                  |                |                       |
| 300 · Operating Fund        | <u>25,134</u>    |                |                       |
| 3000 · Reserve Fund         |                  | <u>314,309</u> |                       |
| <b>Total Fund Balances</b>  |                  |                | <u><u>339,443</u></u> |

San Ignacio Vistas Inc.  
**Revenues, Expenditures and Changes in Fund Balances**  
Ending October 31, 2011

|   | <u>Operating</u> | <u>Reserve</u> | <u>Total</u> |
|---|------------------|----------------|--------------|
| <b>REVENUE</b>                          |                  |                |              |
| 400 · Assessments                       | 102,600          |                |              |
| 410 · Transfer and Document Fees        | 1,200            |                |              |
| 420 · Operating Fund Interest           | 257              |                |              |
| 4200 · Reserve Fund Interest            |                  | 3,141          |              |
| <b>Total Revenue</b>                    | 104,057          | 3,141          | 107,198      |
| <b>EXPENDITURES</b>                     |                  |                |              |
| <b>Operating</b>                        |                  |                |              |
| <b>Maintenance</b>                      |                  |                |              |
| 500 · Landscape                         | 17,234           |                |              |
| 503 · Utilities                         | 556              |                |              |
| 505 · Other                             | 1,069            |                |              |
| <b>Total Maintenance</b>                | 18,859           |                |              |
| 4201 - Reserves - Misc (Reserve Study)  |                  | 810            |              |
| <b>Administrative</b>                   |                  |                |              |
| 510 · Contract Service                  | 7,200            |                |              |
| 511 · Board                             | 457              |                |              |
| 512 · Legal                             | 650              |                |              |
| 513 · Communications                    |                  |                |              |
| 513.1 · Computer and Internet           | 668              |                |              |
| 513.2 · Telephone                       | 773              |                |              |
| 513.3 · Office Supplies                 | 88               |                |              |
| 513.4 · Printing/Reproduction           | 866              |                |              |
| 513.5 · Postage/Delivery                | 254              |                |              |
| 513.6 · Record Storage                  | 385              |                |              |
| <b>Total 513 · Communications</b>       | 3,034            |                |              |
| <b>Total Administrative</b>             | 11,341           |                |              |
| <b>Other Operating</b>                  |                  |                |              |
| 520 · Audit and Accounting              | 30               |                |              |
| 521 - Insurance                         | 2,156            |                |              |
| 522.2 · GV Council                      | 1,254            |                |              |
| 523.2 · Income Tax Payment              | (4,223)          |                |              |
| 523.3 · Arizona Corporation Fee         | 10               |                |              |
| 523.4 · Contingency                     | 34               |                |              |
| <b>Total Other Operating</b>            | (739)            |                |              |
| <b>Total Expenditures</b>               | 29,461           |                | 29,461       |
| <br>                                    |                  |                |              |
| <b>Total Operating Fund Revenue</b>     | 104,057          |                |              |
| <b>Less Operating Fund Expenditures</b> | (29,461)         |                |              |
| <b>Reserve Allocation</b>               | (50,400)         | 50,400         |              |
| <b>Excess Revenue</b>                   | 24,196           |                |              |
| <br>                                    |                  |                |              |
| <b>Total Reserve Fund Revenue</b>       |                  | 52,731         |              |
| <b>Total Reserve Fund Expenditures</b>  |                  |                |              |
| <b>Excess Revenue</b>                   |                  |                |              |
| <br>                                    |                  |                |              |
| <b>Beginning Fund Balances</b>          | 944              | 261,571        | 262,515      |
| <b>Ending Fund Balances</b>             | 25,140           | 314,302        | 339,442      |

ATTACHMENT B  
**Architectural Committee (AC) Report**  
**October 13 2011**

The following items were handled since the last board meeting.

| LOT | REQUEST DATE | REQUEST                                  | ACTION   | DATE |
|-----|--------------|--|----------|------|
| 216 | 8-11         | Solar Panel Installation –mid 1/15/20012 | APPROVED | 8-25 |
| 198 | 9-24         | Solar Screens for all windows            | APPROVED | 9-27 |
| 186 | 9-26         | Repainting home with existing colors     | REVIEWED | 9-28 |

The color consultants for the AC were asked to provide a recommendation for refurbishing the entrance monuments.

**Color Proposal for  
SIV entrance monuments**

We are providing an exhibit showing our choice for suggested color combinations selected for the two SIV entrance monuments.

You will note that we have chosen two colors not used in the current color selection for homes in SIV but decided that the entrances should reflect a warm and more contemporary color contrast to welcome people into our neighborhood.

Two different browns were selected, a darker brown/black for the Calle Tres entrance because of the brick trim at the base of the monument and a warmer brown/red for the back wall of the Camino del Sol entrance because of the green shrubs and the golden barrel cactus as well as having contrast with the beige houses behind the monument. At this time the monument blends in with the houses behind it.

The deeper gold we selected would be used at both entrances, again chosen for the color contrast with the landscape and the warm tone reflected in the brown/ gold combination.

Also as part of this project we recommend removing the lettering and logos replacing it in a more attractive arrangement. Also the shrubs have grown too tall and we recommend removing the large green bushes at the base of the Calle Tres entrance as they block the lettering. The cacti at the Calle Tres entrance could be relocated in a better arrangement.

If the Architectural Committee and Board of Directors would like larger color boards done small samples of paint can be purchased at True Value for \$3.99 per quart for the three colors selected.

Deb Nance and Linda Nealy  
SIV Color Consultants