

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

September 11, 2006

**Approved by the board October 2, 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. There was one correction to the agenda. The approval of the minutes of the May 22 meeting had been omitted.

**1. Reading of the Minutes**

The minutes of the May 22 board meeting, as distributed by email. The minutes were approved as submitted.

**2. Officers' Reports**

A. Secretary

Since the initial event at the Christensen's, we have held 4 Thirsty Thursday events: May-Jim & Jen Loveland; June-Monique Collins; July-Geo & Nancy Ziegler, and Aug.-Mike & Claire Amato. Three homeowners have agreed to host the following: Sept. 28 - Gerald & Toni Larsen; Oct.26 - Ron & Sally Payne, and Nov. 30 Jim & Paula Chervenka. None will be scheduled for December.

The Secretary is using her personal cell phone for SIVHOA business and during the board meetings so that part-time board members can attend the meeting. The phone charging connection was damaged, and this phone had to be replaced.

Several homeowners have emailed with requests for recommendations for painters or someone to service their drip system. I sent emails asking for recommendations. There was good homeowner response and lists were compiled, with the following caveat:

"SIV Homeowners Association provides this information as a service to its residents. We do not recommend the companies listed, but suggest you contact the homeowner who has provided the name for specific information prior to contacting the vendor. You should check references."

Gorman and Linda were concerned that this could be misconstrued as a recommendation, or advertising by our HOA. The secretary will not publicize the list, and will only send it to those homeowners that ask for recommendations.

- Working on a Newsletter to send as soon as possible. Topics to be covered include:
- Pressure Relief Valve article by the Water Company warning of failures and procedure to have them checked. (sent out email and at least 5 homeowners have had to replace their valve)
- Maintenance of Water Features during the Monsoon season for our "part-timers" with respect to mosquitoes
- Early July there were two roofs on Desert Sunset that had roof tiles blown ajar
- Update Sheet for Database, our Neighborhood Directory, and the GVCCC annual phone directory update. (The GVCCC updates are due earlier this year -October 21<sup>st</sup>)
- Date set for Neighborhood Garage Sale February 23-4 (The first week in March conflicts with the Annual Arts & Crafts festival)
- The schedule and meeting places for Thirsty Thursday's

Gorman Fisher was asked to write an article regarding the status of the new paint nomenclature and the need for repainting homes that still have original paint.

B. Treasurer

The Treasurer distributed the Statement of Financial Condition months ending June, July and August 2006. A motion was made and seconded to accept the reports, subject to audit, (Attachments "A", "B" and "C").

Two CD's matured at AG Edwards and \$30,000 was reinvested for 4 months at 5.050%. Budget vs. Y-T-D was reviewed and we are on target with all items.

We are investigating moving our accounts to Compass Bank.

C. President

The President has no official report.

**3. Committee Reports**

A. Architectural Committee

Gorman Fisher, acting Chair, gave the AC report (Attachment "D")

B. Maintenance Committee

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

**4. Continuing Business**

A. Committee Recognition

Gorman Fisher pursued the recommendation that SIV consider recognition of those committee members that provide outstanding service to our community. He suggested a gift certificate to the Territorial Inn in Arivaca for \$50. After considerable deliberation

Roger Mikusek moved that we accept Gorman Fisher's recommendation for individual gift certificates for \$50. In addition, we limit the number of honorariums in a given year to five, to include committee chairs. Each committee chair should recommend a candidate from their committee that has exhibited qualities deserving of this recognition. Bob Christensen seconded. None opposed

This recognition will be at the annual meeting.

B. Appoint Financial Advisory Committee

Bob Christensen and Gorman Fisher suggested several homeowners to compliment members from the board serving on the committee. Bob will contact these homeowners to see if they would be willing to serve. The appointment of the committee will be made at the October 2<sup>nd</sup> board meeting, with a committee meeting set for October 10 at 9 am at Bob Christensen's home.

C. Appoint Nominating Committee

It was decided a board member whose term runs through 2007 should chair the Nominating Committee. Roger Mikusek and Bob Christensen agreed to co-chair. The board will canvas for homeowners to serve on this committee.

D. Status of Welcoming Committee

Bob Christensen and Linda Gregory have been fulfilling the duties of a Welcoming Committee and unless there are a greater number of properties turning over, they are able to handle the task.

E. Status of Frontage Road Monument

Because the monument on the corner of Frontage Road and Calle Tres was erected by Fairfield Homes without a permit, the Chamber of Commerce is currently working with Pima County to obtain necessary permits enabling them to erect a sign that would read "Welcome to Green Valley". Once obtained, the Chamber will approach SIVHOA for approval and submit a proposal absolving SIV of any responsibility for maintenance, liability, etc. for the upkeep of this monument.

5. **New Business**

A. Saguaro Environmental Services Presentation Kathleen Gonzalez

To save wear and tear of our streets the Secretary asked Kathleen Gonzales of Saguaro Environmental Services to make a presentation detailing their company and services. Saguaro has smaller, lighter trucks that would be kinder to our road surface. The secretary checked references given by Saguaro (Continental Vista's HOA 179 homes, Country Club North 108 homes) as well as other associations in Tucson). All contacted were pleased with their service. Green Valley Town House and Esperanza Estates are under contract with Waste Management (WM) and their service has been cut to one pick-up per week, and fees have been raised.

Saguaro demonstrated their 65-gallon container on wheels and proposed using an automated pick up at curb service. Ms. Gonzales told the board that automated service is the industry trend because of workers' compensation claims. The board raised questions about dealing with yard debris (ranging from clippings to actual limbs). The board would prefer to maintain the current level of trash removal now afforded to our residents. Ms. Gonzales will approach the District Manager to see if, because of the size of our association, they could offer us the same service we are now receiving from WM at a competitive price. Ms. Gonzales has been invited back to speak to the board if she can revise the proposal.

B. Calle Tres Monument Marianne Bishop  
TEP estimate re Lighting /View of Entrance Approaching from Calle Tres

As no figures have been obtained from TEP it was premature to discuss this topic and it has been deferred to a later agenda.

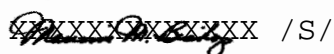
C. Request from Save the West Desert Preserve Gorman Fisher

Save the West Desert Preserve is soliciting funds for operating expenses. It was the consensus of the board that a letter of support be sent rather than depleting our budget by contributing. The secretary will feature an article in the September newsletter giving individual homeowners an opportunity to support this cause on an individual basis.

6. **Adjournment**

The next meeting will be on Monday, October 2 at Canoa Rec Center in the Mesquite Room. With no further business to come before the board, the meeting was adjourned at 10:30 AM.

Respectfully submitted,

 /S/

Marianne Bishop, Secretary

**ATTACHMENT 'A'**  
**SAN IGNACIO VISTAS, INC.**  
**HOMEOWNERS ASSOCIATION**  
**Statement of Financial Condition**

**6/30/2006**

**2006 Assets and Liabilities**

**Assets**

Operating Funds	30,765.56	
Reserves		<u>159,029.92</u>
<b>Total</b>		<b>189,795.48</b>

**Liabilities**

2007 dues paid in advance	.00
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**2006 Income and Expenditures**

**Income**

Dues	71,592.00
Transfer Fees	600.00
Document Fees	925.00
Other	6,836.80
Operating Funds Interest	666.19
Reserve Interest	1,886.45
Other Income: Reserves	<u>-</u>
<b>Total</b>	<b>82,506.44</b>

**Expenditures**

Operations Expenses	31,162.43
Reserve Projects	<u>4,884.76</u>
<b>Total</b>	<b>36,047.19</b>

**Homeowner's Reserve Equity**

Total Reserve Equity	159,029.92
Reserve equity, per member	697.50

Unaudited

**"ATTACHMENT 'B'  
SAN IGNACIO VISTAS, INC.  
HOMEOWNERS ASSOCIATION  
Statement of Financial Condition**

**7/31/2006**

**2006 Assets and Liabilities**

**Assets**

Operating Funds	27,429.26
Reserves	<u>160,017.76</u>
<b>Total</b>	<b>187,447.02</b>

**Liabilities**

2007 dues paid in advance	.00
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**2006 Income and Expenditures**

**Income**

Dues	71,592.00
Transfer Fees	675.00
Document Fees	1,050.00
Other	6,836.80
Operating Funds Interest	666.19
Reserve Interest	2,874.29
Other Income: Reserves	<u>.00</u>
<b>Total</b>	<b>83,694.28</b>

**Expenditures**

Operations Expenses	34,698.73
Reserve Projects	<u>4,884.76</u>
<b>Total</b>	<b>39,583.49</b>

**Homeowner's Reserve Equity**

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

Unaudited

**"ATTACHMENT 'C'  
SAN IGNACIO VISTAS, INC.  
HOMEOWNERS ASSOCIATION  
Statement of Financial Condition**

**8/31/2006**

**2006 Assets and Liabilities**

**Assets**

Operating Funds	22,720.67
Reserves	<u>160,017.76</u>
<b>Total</b>	<b>182,738.43</b>

**Liabilities**

2007 dues paid in advance	.00
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**2006 Income and Expenditures**

**Income**

Dues	71,592.00
Transfer Fees	675.00
Document Fees	1,050.00
Other	6,836.80
Operating Funds Interest	815.14
Reserve Interest	2,874.29
Other Income: Reserves	<u>.00</u>
<b>Total</b>	<b>83,843.23</b>

**Expenditures**

Operations Expenses	39,556.27
Reserve Projects	<u>4,884.76</u>
<b>Total</b>	<b>44,441.03</b>

**Homeowner's Reserve Equity**

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

Unaudited

**“ATTACHMENT ‘D’  
ARCHITECTURAL COMMITTEE REPORT**

The following is a summary of requests that have been acted upon by the Architectural Committee during June, July, and August, of 2006 .

8 requests for repainting of homes (renewing original colors) were approved

2 additions to homes (requiring Bldg Permit) were approved

1 request for window shutters (stucco color ) were approved

2 request for roll up solar screen for patio was approved

1 request for a front entrances security door (stucco color) was approved

1 request for window replacement was approved

New color samples of original SIV colors were established at the following Tucson Paint Suppliers: Dunn Edwards, Frazee and Southwest Paint

The new paint chip samples have the word SIV proceeding the standard paint color name, so that only this formulation will be mixed at these three sources. A complete set of new paint chips have been delivered to the SIV secretary. The AC Committee has retained another complete set of samples.

There will be a meeting of the AC during September at which time a review of summer activities will be made and review will be made of the paint matrix submitted by Bob Christensen.

Gorman Fisher....Acting Chairman

**“ATTACHMENT ‘E’**  
**MAINTENANCE COMMITTEE REPORT**

The Maintenance Committee took the cue from the Board of Directors and took June, July and August off.

However, during that period, Linda Gregory maintained contact with the Gold Canyon supervisor and crew on a weekly basis. They have been doing an excellent job and a letter was sent to the owner to that affect as well as requesting that we keep the same supervisor doing our work. By changing supervisors and crews every two or three weeks, as had been done, it was difficult for them to know where the previous crew left off the week before. The same supervisor and crew are now assigned to us on a regular basis, which makes it easier on both the crew and Linda.

When she met with the crew, she instructed them to perform any chores that had been specifically requested by committee members or homeowners. Regular maintenance work was performed by the crew which included cutting grasses, weeds and mesquite volunteers. The supervisor reported that they can usually do about a street and a half a week.

Because of the very heavy rains this summer, it was requested by the owner of Gold Canyon that homeowners be patient regarding the speed with which the crew can address the weeds.

It should be noted that the GC supervisor reported back to Linda that he has found backpacks very close to the back walls in the Calle Tres/Sonoran View area. Homeowners should be aware that there is still illegal activity going on throughout the subdivision, although not as much as early this year.

Gorman Fisher contacted the Solar Store regarding the lights not being on at the Calle Tres entrance. Gorman was told that the controller wasn't working and would have to be replaced. He is getting an estimate for the replacement controller. This should be installed as soon as possible since it is getting dark earlier.

Committee meetings will resume on Monday, September 18.

Linda Gregory, Acting Chair



