

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting – May 12, 2011
Approved by the Board May 16, 2011
To be ratified at the September 8, 2011 board meeting

The meeting was held at 1773 W Sonoran View Drive. A quorum of the board was in attendance: Marianne Bishop, Joyce Bulau, Paul Gilmore, Delores Leavitt and Dave McCracken. Homeowners present: Jim Callahan (Architectural Committee); Gary Ebbesen (Maintenance Committee).

President Joyce Bulau called the meeting to order at 1:30 PM

1. Consider/Approve Minutes

A MOTION was MADE by Dave McCracken SECONDED and UNANIMOUSLY PASSED approving the board of director minutes dated April 7 as previously distributed to the board for review.

2. Treasurer's Report

A MOTION was MADE, SECONDED and unanimously PASSED approving the Treasurer's Report ending 4/30/11 subject to Audit (**Attachment A**).

We received \$1,301.41 from the IRS representing the balance of estimated payments made for tax year 2009 with interest.

A MOTION was MADE by Dave McCracken that the Treasurer be permitted to issue checks under \$201.00 without requiring a second signature. Motion passed: APPROVE (4) ABSTAIN (1) Gilmore

3. OFFICER'S REPORTS

A. President

1) The Board and chairs of the Architectural and Maintenance committees reviewed the 2011 Objectives for Officers and Committees that are an attachment to the minutes of the Special Board Meeting held after the Annual Meeting on February 22, 2011. These objectives will be distributed to all committee chairs.

2) Dispensing with balloting in uncontested elections makes economic sense and the law does not mandate a vote/ballot in the case of an uncontested election. In order to remove ambiguities our attorney prepared an amendment to the By-Laws to eliminate balloting in uncontested elections.

A MOTION was MADE by Dave McCracken SECONDED and unanimously PASSED approving the following revision:

NEW SECTION TO ARTICLE III

Section 11: No Balloting or Vote in Uncontested Elections.

If after the nominating committee will select a slate of nominees to be presented to the Members as candidates for election to the Board pursuant to Article V, Section 1, below, the number of nominees is less than or equal to the number of open director positions to be filled, at the option of the Board, there shall be no balloting or vote conducted or held for the election of such nominees, and in such event, the nominees shall be deemed to have been elected as directors by acclamation or unanimous consent of the Members.

REVISE ARTICLE IV

Section 2: Election.

Subject to Article III, Section 11 above, election to the Board will be by a written ballot to be returned and received by the Association not less than 7 days prior to the annual meeting. The Members may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes will be elected. Cumulative voting is not permitted. Ballots must be separate documents.

B. Secretary

The next newsletter will be mailed in late August or early September.

4. COMMITTEE REPORTS

A. Financial Advisory

The committee met on April 14 and elected Gary Powers as chair. The committee developed the following recommendation:

That the Treasurer shall invest SIV funds in deposit accounts at financial institutions insured by agencies (F.D.I.C. and N.C.U.A.) of the federal government in amounts that do not exceed the maximum limits of deposit insurance.

A MOTION was MADE, SECONDED and unanimously PASSED approving the recommendation

B. Architectural Committee

Jim Callahan submitted the report. (Attachment B)

Jim investigated a request regarding possible damage that could be caused to a Shared Wall as a result of the size and proximity of a palm tree to the property line. It was the opinion of the board that the homeowner should be directed to Item F of Section 4.29 (Lot Maintenance) and Item E of Section 4.49 (Walls) contained in the Owners Handbook.

C. Maintenance Committee

Gary Ebbesen presented a report on behalf of the Maintenance Committee and provided minutes of the regular committee meeting held on April 21. (Attachment C).

On May 3 the committee held a special meeting to review a tree trimming request submitted by the owner of Lot 107 for a tree behind Lot 108 that is blocking their view of Lot 107.

The Maintenance Committee recommended to the Board that the Owners or representatives from each lot come to an agreement on the amount of trimming required to meet the definition of acceptable view. In addition, that no private trimming of the tree is to occur before an agreement is reached between the two parties.

The Secretary was directed to advise the Owners of Lots 107 and 108 that they must come to this agreement regarding the scope of trimming by November 1, 2011. If it is not possible for them to reach an agreement, the matter will be referred to the board who will appoint an Arbitrator to facilitate the matter prior to the November 15 deadline for requests.

D. GVCCC Report

Deb Nance was absent but submitted her report (**Attachment D**).

5. CONTINUING BUSINESS

None

6. NEW BUSINESS

Joyce Bulau will investigate the possibility of refurbishing the sign at the corner of Calle Tres and Frontage Road to be used as an attractive advertisement for areas using the name of San Ignacio. She will contact Vistas II and the Inn of San Ignacio to seek their financial support in designing a sign that would promote our area. A conceptual drawing and estimated cost for such a project will be presented to the board in September.

The Maintenance Committee will be preparing for a project to enhance the two entrance monuments to our subdivision with a new coat of paint. They will obtain suggestions from the consultants on the Architectural Committee for new color combinations.

These two items will be placed on the September agenda.

7. ADJOURNMENT

The meeting was adjourned at 2:45 PM. The next board meeting is scheduled for Thursday, September 8 at 1:30 PM at 1773 W Sonoran View Drive.

Respectfully submitted,

/s/ Marianne Bishop
Secretary

ATTACHMENT A
San Ignacio Vistas, Inc
Assets, Liabilities and Fund Balances
As of April 30, 2011

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
ASSETS			
Current Assets			
Checking/Savings			
130 · COMMERCE SAVINGS	270		
120 · COMMERCE CHECKING	<u>43,074</u>		
Total Operating Fund	<u>43,344</u>		
1502 · COMMERCE RESERVE		95,459	
1501 · COMMERCE - 92,000 CD		92,101	
1500 · COMMERCE - 50,000 CD		50,247	
1100 · WELLS FARGO - MMF		55	
1200 · WELLS FARO - CD		<u>75,000</u>	
Total Reserve Fund		<u>312,862</u>	
TOTAL ASSETS			<u><u>356,206</u></u>
FUND BALANCES			
300 · Operating Fund	<u>43,344</u>		
3000 · Reserve Fund		<u>312,862</u>	
Total Fund Balances			<u><u>356,206</u></u>

San Ignacio Vistas, Inc
Revenues, Expenditures and Changes in Fund Balances
Ending April 30, 2011

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
REVENUE			
400 · Assessments	102,600		
410 · Transfer and Document Fees	900		
420 · Operating Fund Interest	97		
4200 · Reserve Fund Interest		890	
Total Revenue	103,597	890	104,487
EXPENDITURES			
Operating			
Maintenance			
500 · Yearly Contract	7,028		
503 · Utilities	253		
505 · Other	343		
Total Maintenance	7,624		
Administrative			
510 · Contract Service	3,200		
511 · Board	402		
512 · Legal	450		
513 · Communications			
513.1 · Computer and Internet	368		
513.2 · Telephone	358		
513.3 · Office Supplies	88		
513.4 · Printing/Reproduction	629		
513.5 · Postage/Delivery	198		
513.6 · Record Storage	385		
Total 513 · Communications	2,026		
Total Administrative	6,078		
Other Operating			
520 · Audit and Accounting	30		
522.2 · GV Council	1,254		
523.2 · Income Tax Payment	-4,223		
523.4 · Contingency	34		
Total Other Operating	-2,905		
Total Expenditures	10,797		10,797
Total Operating Fund Revenue	103,597		
Less Operating Fund Expenditures	(10,797)		
Reserve Allocation	(50,400)	50,400	
Excess Revenue	42,400		
Total Reserve Fund Revenue		51,290	
Total Reserve Fund Expenditures			
Excess Revenue			
Beginning Fund Balances	944	261,571	262,515
Ending Fund Balances	43,344	312,861	356,205

ATTACHMENT B

**Architectural Committee Report
May 12, 2011**

The following items were handled since the last board meeting.

LOT	REQUEST DATE	REQUIEST	ACTION	DATE
021	4-13	Addition	APPROVED	4-14
206	4-13	New gate and soldier wall	APPROVED	4-14
196	4-14	Repaint house original colors	APPROVED (SEE BELOW)	4-15

Lots 196 – 199

John Sturtz (196) submitted an application to repaint his home Toffee Crunch with Ravenwood trim. He hired the same contractor used by Lot 199 who used this same color combination. John questioned a variance in the color applied to the Herman home when comparing the chips we provided. We reviewed the "Toffee Crunch" applied to the Herman home and found the paint is lighter than our sample. Since the Herman home is the right color, just a lighter shade, it was determined this variation could have been caused by sun fade and we will not require the home to be repainted. John Sturtz asked to use the same color as Herman.

The Secretary met with Ivan Painting and gave him samples of all SIV colors and cautioned him to make sure he specifies "SIV" when obtaining paint as all paint should match our chips.

ATTACHMENT C
MAINTENANCE COMMITTEE MEETING
April 21, 2011

Location: 4919 S. View Ridge Drive Time: 9:30 AM

Co-Chairman Gary Ebbesen called the meeting to order. Those in attendance were: Larry Engel, Eileen Mac Claren, Carolyn Andersen, Claude Nance, Sam Eidson.

Gary Ebbesen read the minutes from the March meeting and they were approved.

Claude Nance gave a report on the work that AAA Landscaping is doing. Claude had a concern that AAA was not always on time or putting in the proper hours. Claude had a conversation with the AAA supervisor in charge and reported that the following Monday they were on time and did put in the proper hours. Larry Engel made a recommendation that pay be withheld if this occurs again.

AAAs new hours are from 9AM till 2PM. (NOTE: New schedule is Tuesday mornings from 6:30 to 10:30 AM) Sam Eidson is coordinating the work with AAA during the summer.

Gary Ebbesen will be soliciting bids for the 2012 maintenance year and will have available for the October MC meetings.

Eileen gave an update on the plant replacement. To date 8 plants have been put in and drip water run to them. Eight more plants remain to be planted and when they become available and purchased the project will be complete.

Larry Engel gave an update on street maintenance. No maintenance is planned until Spring of 2012. Crack sealing is planned for February 2012 and Seal coating for April or May of 2012. Jim Chervenka will be seeking bids for both projects. These will be available for the October budget meetings.

Larry Engel gave an update on tree trimming. Again this year tree trimming will be in December. Larry made a motion to have all requests for special tree trimming forms to be in by November 15th 2011. This was approved by the maintenance committee. The bids for tree trimming will available for the October budget meetings.

There was no new business.

There will be no further MC meetings until October 20, 2011.

There being no further business meeting was adjourned at 10:20 AM.

Submitted by: Gary Ebbesen, Co-Chairman

ATTACHMENT D
Green Valley Council
Board of Representatives meeting
April 21, 2011
Desert Hills Social Center

Some of the following items were discussed at the April 21, 2011 GVC Reps meeting.

SHRED A THON at St. Francis in the Valley Episcopal Church, 600 S. La Canada Dr., Green Valley.
Saturday April 30 9 a.m. to 12 noon.

Lt. Deanna Coultas, District Commander of the Pima County of Sheriff's Department asked that we inform residents that if anyone finds any type of explosive device while cleaning out their home or garage to **CALL** the Sheriff's Department, **DO NOT HANDLE THE ITEM.** They recently had Black Powder and a Hand Grenade brought into the department and it caused an evacuation of the building and the bomb disposal squad to be called. They urge residents to **CALL** the Sheriff's Department and not risk injury by handling the items.

Solar Street Lights are to be installed at a date to be decided at the intersections of: West Frontage Road at Calle Tres, La Encanto & La Cotonia

Document/Transfer Fees have been set at a \$400. maximum. Details to follow with the GVC President's letter re: new Legislative changes for HOAs.

Habitat for Humanity presentation by Barb Brown, Community Development Director. Spoke of the need for volunteers and people who need housing. H for H has two houses ready for families at this time. Link: www.havitattucson.org/volunteer/ -- The new **Habistore** is located at 935 W. Grant, Tucson.

John Regan of Pima County Geographic Information System. (GIS) The service provides detailed information on all property in Pima County at <http://www.gis.pima.gov/maps/mapguide/> This information is available free, on-line and is updated nightly so info on properties ie: ownership, taxes, square footage, zoning etc. is available 24/7.

Deborah Nance
Prairie Hills Drive