

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

January 10, 2007

Approved by the Board: February 05, 2007

Board Present: Marianne Bishop, Jim Chervenka, Bob Christensen and Gorman Fisher.

Absent: Roger Mikusek. A quorum was present.

Homeowners: Geraldine Greb and Jack Powers

The agenda was approved with no additions.

1. Approval of Minutes

The December 6, 2006 minutes were approved as distributed.

2. Officers' Reports

A. Secretary

- Updated, assembled and published the 2nd edition of the neighborhood directory
- January 2007 newsletter and Homeowners Rules containing revised Paint Rule were distributed

The secretary reviewed the 2008 meeting dates to request meeting room reservations from GVR. Board meetings will be scheduled for the first Monday of each month, except for September, which will be moved from the 1st to the 8th. The Annual Meeting will be scheduled for February 21, 2008. Bob Christensen moved acceptance, and Jim Chervenka seconded. All were in favor.

Reliable Secretary Service will have an equivalent of one month's salary owed to the government as self-employment tax.

Bob Christensen moved that the Association pay Reliable Secretary Service an additional \$400 during the month of January, 2007 to compensate for the 2006 self-employment tax. Seconded by Jim Chervenka and approved by Gorman Fisher.

B. Treasurer

The Statement of Financial Condition at December 31, 2006 (Attachment A) was approved as distributed.

There were four Lots with outstanding dues for 2007 and the homeowners were contacted to remind that they are considered delinquent after January 15.

CPA Terry Cogan has projected that he will complete his review January 31, 2007. His engagement letter is included as "Attachment B"

The Decorations Committee was granted funds not to exceed \$500 to refurbish the Christmas decorations, and as of December 31 2006 they have spent \$151.

On December 14, Robert Christensen, representing the Financial Advisory Committee and Marianne Bishop, Treasurer met with Bill Olsen, account officer at AG Edwards, and rolled \$75,000 of maturing investments into a FDIC insured CD offered by Capital One Bank maturing 12/20/2011 yielding 4.9%.

Robert Christensen, on behalf of the Financial Advisory Committee, moved that the Board transfer \$26,620 of dues earmarked for Replacement Reserve from Compass Bank to the Replacement Reserve Account at AG Edwards on or before January 12 2007. Seconded by Jim Chervenka. Unanimously approved.

Robert Christensen, on behalf of the Financial Advisory Committee, moved that the Treasurer direct AG Edwards to invest \$45,000 in a FDIC insured CD maturing not later than 1/31/2011 at an appropriate yield. Seconded by Jim Chervenka. Unanimously approved.

Robert Christensen, on behalf of the Financial Advisory Committee, moved that the Treasurer direct Chase not to roll over the CD maturing on January 25 2007. Seconded by Jim Chervenka. Unanimously approved.

C. President

The President had no official report.

3. Committee Reports

A. Architectural Committee

Members of the committee receiving gift certificates expressed their appreciation to the board. Five members of the committee have indicated their willingness to continue to serve for 2007 and Gorman also solicited a new member.

B. GVCCC Representative

Bob Christensen presented the report (Attachment "C").

C. Maintenance Committee

Jim Chervenka presented the report (Attachment "D").

D. Nominating Committee

The Committee consisting of Robert Christensen (Co-Chair), Gorman Fisher, Linda Gregory, Roger Mikusek (Co-Chair) and Gregory Nowak presented their slate of candidates.

Robert Christensen, on behalf of the Nominating Committee, moved that Marianne Bishop, Geraldine Greb and Clifford Marrs be placed on the ballot to be mailed to the membership as candidates for the three open positions on the 2007-8 Board. Seconded by Jim Chervenka, Unanimously passed.

4. Continuing Business

A. Trash

Tom Dewey resigned from the Trash and Recycle Committee and two new members (Ralph Fennig and Leon Smith) were appointed.

Ballot Results

Of 224 homeowners responding overwhelming support has been expressed on questions 5 and 6:

Willing to have the board negotiate a contract Yes = 209
Willing to amend the CC&Rs Yes = 190

An Amendment to the CC&Rs was drafted by the committee and submitted to legal counsel for comment and approval. It was then provided to the Board for review.

Marianne Bishop moved, on behalf of the Trash and Recycle Committee that The Amendment be put to a Ballot by the Owners. In addition, that the Board of Directors write a letter to the Owners recommending that they vote in favor of the Proposed Amendment to the Second Amended and Restated Declaration of Establishment of Covenants, Conditions and Restrictions for San Ignacio Vistas. Seconded by Bob Christensen. Approved unanimously

The Committee will meet on January 15 2007 to draft a RFP for submission to various trash haulers.

Several of the committee members attended a demonstration/meeting hosted by the GVCCC on Monday, January 8 2007. Representatives from Waste Mgmt, Saguaro and Talking Trash were present. Waste Management confirmed that they now only offer once per week pick-ups and are in the process of converting all of their routes to automated cart service.

In case Talking Trash is selected as our Provider, Marianne Bishop reminded the board that McEvoy is legal counsel for Joe Higgins dba Talking Trash (TT) and that McEvoy stated:

"I have done legal work for the owner of the company, Joe Higgins, and therefore I would not be able to provide either you (or him for that matter) any legal advice relative to his company's contract unless you and he were to waive the conflict of interest in writing."

Marianne Bishop moved that the Board provide McEvoy a waiver of conflict so that he would be able to review a contract between SIV and TT in the event they are selected as the Refuse Removal Service Provider. Seconded by Bob Christensen. Unanimously approved.

B. Annual Meeting Agenda

The agenda was reviewed and approved for mailing no later than January 23, 2007. Gorman Fisher will attempt to schedule a representative from Border Patrol to make a presentation to our homeowners at the meeting.

5. Adjournment

The next board meeting will be February 5 at Canoa Recreation Center in the Mesquite Room. With no further business to come before the board, the meeting was adjourned at 10:50 AM.

Respectfully submitted,



Marianne Bishop, Secretary

"Attachment A"

**SAN IGNACIO VISTAS, INC.
HOMEOWNERS ASSOCIATION**

Statement of Financial Condition

12/31/2006

2006 Assets and Liabilities

Assets

Operating Funds	\$ 4,704.59
Reserves_	<u>167,192.99</u>
Total	\$ 171,897.58

Liabilities

2007 dues paid in advance	\$ 56,350.00
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2006 Income and Expenditures

Income

Dues	\$ 71,592.00
Transfer Fees	975.00
Document Fees	1,500.00
Other	53.10
Operating Funds Interest	969.00
Reserve Interest	7,033.74
2005 Op Acct Bal-CarryFwd	<u>7,862.00</u>
Total	\$ 89,984.84

Expenditures

Operations Expenses	\$ 59,554.51
Reserve Projects	<u>5,868.98</u>
Total	\$ 65,423.49

Homeowner's Reserve Equity

Total Reserve Equity	\$ 167,192.99
Reserve equity, per member	\$ 733.30

Unaudited

"Attachment B"

Terry B. Cogan

Certified Public Accountant

3290 S. Camino Del Sol, Suite 140
Green Valley, AZ 85614
www.terrycogan.com

Phone: (520) 648-2990
Fax: (520) 648-2193
Email: terry@terrycogan.com

December 13, 2006

To the Board of Directors
San Ignacio Vistas, Inc.
PO Box 1150
Green Valley, AZ 85614

This letter is to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services I will provide.

I will perform the following services:

1. I will review the balance sheet of San Ignacio Vistas, Inc., (a homeowner's association) as of December 31, 2006, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. My review will consist primarily of inquiries of Association personnel and analytical procedures applied to financial data, and I will require a representation letter from management. A review does not contemplate obtaining an understanding of internal control or assessing control risk, tests of accounting records and responses to inquiries by obtaining corroborating evidential matter, and certain other procedures ordinarily performed during an audit. Thus, a review does not provide assurance that I will become aware of all significant matters that would be disclosed in an audit. My engagement cannot be relied upon to detect errors, fraud, or illegal acts that may exist. However, I will inform the appropriate level of management of any material errors that come to my attention and any fraud or illegal acts that come to my attention. In addition, I have no responsibility to identify and communicate significant deficiencies or material weaknesses in your internal control as part of this engagement. I will not perform an audit of such financial statements, the objective of which is the expression of an opinion regarding the financial statements taken as a whole, and accordingly, I will not express such an opinion on them.

Member of American Institute of Certified Public Accountants and
the Arizona Society of Certified Public Accountants

I will advise you about appropriate accounting principles and their application and will assist in the preparation of your financial statements, but the responsibility for the financial statements remains with you. This responsibility includes the establishment and maintenance of adequate records and effective internal controls over financial reporting, the selection and application of accounting principles, and the safeguarding of assets. As part of preparing the financial statements I may propose standard, adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of any proposed entries and the impact they have on the financial statements. Further, you are responsible for designating a competent management-level person to be responsible and accountable for overseeing these services.

My report on the financial statements is presently expected to read as follows:

I have reviewed the accompanying balance sheet of San Ignacio Vistas, Inc., (a homeowner's association) as of December 31, 2006, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. All information included in these financial statements is the representation of the management of San Ignacio Vistas, Inc.

A Review consists principally of inquiries of Association personnel and analytical procedures applied to financial data. It is substantially less in scope than an audit in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, I do not express such an opinion.

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements on order for them to be in conformity with generally accepted accounting principles

If, for any reason, I am unable to complete my review of your financial statements, I will not issue a report on such statements as a result of this engagement.

My fee for this service will not exceed \$2,450.

I will be pleased to discuss this letter with you at any time.

I appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let me know. If the foregoing is in accordance with your understanding, please sign the original copy of this letter in the space provided and return it to me. The duplicate copy of the letter is for your files.

Sincerely,



Terry B. Cogan
Certified Public Accountant

Acknowledged:
San Ignacio Vistas, Inc.

Title

Date

"Attachment C"

GVCCC NOTES

- ✦ GVCCC is hosting a *Trash Collection Services Forum* on Monday, January 8 at the Desert Hills Social Center from 1 – 3 pm. Saguario, Talking Trash and Waste Management will present information, answer questions. Saguario and WM will also display their automated side-load trucks and carts.

- ✦ On January 16 the Pima County Board of Supervisors at their regular scheduled meeting in Tucson will hear the Augusta Mining proposal for a new mine in the Santa Rita Mountains. Supervisor Carroll, who opposes, welcomes our letters or personal attendance at the meeting.

- ✦ On Saturday, January 27 there will be *Safety Fair* at the Desert Hills Social Center from 9 am – 2 pm. During the week expect *Zero Traffic Tolerance* throughout the area.

- ✦ On Tuesday, February 6 there will be a *Business Expo* at the West Social Center from 10 am – 4 pm.

- ✦ On February 21 and 22 the *Green Valley Directory* will be distributed.

- ✦ During January there will be *Social Services Survey* conducted that will involve 500 Green Valley residents selected at random.

- ✦ S-11 Planning Area Extension was approved by the Pima County Planning & Zoning agenda on November 29 and Board of Supervisors on December 19. During the next year it is expected that Green Valley will expand its boundaries to cover the same area. It is unlikely that Green Valley Recreation will expand their boundaries.

- ✦ The Nominating Committee put forward Russ Symes (currently 2nd VP) for President, Bill Copeland and Tom Ward for Vice President, Barbara Plummer for Secretary and Stan Riddle for Treasurer. Their two year terms would begin in April 2007.

“Attachment D”
Maintenance Committee Report

- ✚ The annual Tree trimming performed by La Sierra Ranch was-completed-December 21; 2006. The Association's regular landscaping contractor, Gold Canyon Landscaping, is doing some additional tree trimming on the common grounds on the outside perimeter of the neighborhood.
- ✚ There were two parking complaints from Homeowners. One concerned a vehicle being parked overnight in the street and the second concerned a vehicle parked for an extended time period in a common area parking space. Both issues were addressed with the homeowners by reviewing the CC&R's applicable to parking.
- ✚ The back flow preventer valve on the drip system serving the monument area at the Camino del Sol entrance was replaced because of a reoccurring leak.
- ✚ Gold Canyon continues to work on routine landscaping maintenance of the common areas. A two-foot clear corridor has been established on all interior common areas immediately adjacent to all back and side yard fences. Work is ongoing to establish a similar two-foot clear corridor along the back yard fences around the outside perimeter of the neighborhood. This work is approximately 40% complete. Gold Canyon has also removed and / or trimmed some trees along the outside perimeter of the neighborhood, particularly a number of volunteer mesquite bushes / trees.
- ✚ Focus areas for the next month will be to:
 - Complete establishing a two-foot clear corridor along the back yard fences around the outside perimeter of the neighborhood
 - Cut grass in some areas not addressed during initial work on the perimeter of the neighborhood
 - Complete limited trimming and / or removal of small trees along the outside perimeter of the neighborhood
- ✚ Initial discussions were held with Sunland Asphalt concerning the cracks being observed in some areas of the streets this winter. Discussions will continue to arrange a possible site visit by a representative of Sunland to determine if any action is required at this time.
- ✚ The next Maintenance Committee meeting is scheduled for January 15, 2007 at 9 am in the Mesquite Room at the Canoa Hills Social Center.