

San Ignacio Vistas, Inc.  
Homeowners Association  
Minutes Board Meeting – October 14, 2014  
APPROVED BY BOARD: November 11, 2014

The meeting was held at 4731 S Harvest Moon Drive. There was a quorum of the board: Marianne Bishop, Joyce Bulau, Jim Callahan and Ann Striker. Also, present: committee member Carolyn Andersen and homeowner Carolyn Clark. The meeting was called order at 9 AM.

## 1. OFFICERS' REPORTS

### A. Secretary

A MOTION was MADE by SECONDED and UNANIMOUSLY PASSED ratifying the April 8, 2014 board minutes as approved on April 11, 2014 via email.

The board noted the resignation of Paul Gilmore because he moved to LaPosada and voiced their appreciation for his contribution since early 2009.

The following dates have been reserved for gatherings to be held at the GVR Canoa Ranch Center and this will be communicated in a forthcoming email blast. POTLUCK: FRI., NOV 7 -- SOCIALS: FRI., JANUARY 23 & FRI., MARCH 27

A draft newsletter was reviewed and several additional articles were suggested. When finalized the newsletter will be emailed to all residents on the distribution list and hand delivered to those few that do not have email.

The December board meeting was cancelled unless something would arise calling necessitating a special meeting.

Complaints regarding speeding in the subdivision were discussed.

A MOTION was MADE by Joyce Bulau SECONDED and UNANIMOUSLY PASSED that the speed limit be reduced to 20 MPH and new signs be installed at both entrances in a prominent place to be determined by the road sub-committee.

### B. President

The Green Valley Hospital will not be completed in time for us to hold our Annual Meeting in their conference room but Dave Wanger, hospital CEO has agreed to speak at our annual meeting and provide a construction update.

Article III-Section 1 of the Bylaws currently limits the time for the Annual Meeting of Members to the month of February. This is becoming more impractical because of the availability of meeting rooms as GVR activities grow.

A MOTION was MADE by Joyce Bulau SECONDED and UNANIMOUSLY PASSED to change this section to read:  
The annual meeting of Members will be held during the first quarter of each year at a date, time and place chosen by the board of directors.

Because of availability of rooms at the Canoa Hills Recreation Center, the Annual Meeting date has been changed from February 24 to March 26 2015.

### C. Treasurer

The Financial statement ending Sept. 30 2014 was reviewed. (Attachment A)

A MOTION was MADE by SECONDED and UNANIMOUSLY PASSED approving the financial report subject to audit.

The Board reviewed the 2015 budget with the largest increase based on the Long Range Plan for maintenance projects. A second draft will be reviewed in November. The final budget needs to be adopted prior to the Annual Meeting in 2015.

## 2. COMMITTEE REPORTS

### A. Architectural

Jim Callahan presented the monthly report (**Attachment B**).

### B. Maintenance

#### 1) 2015-16 Contract - Maintenance of Common Area

The Felix Landscaping contract provides for an increase of about \$3,400 due to additions to the Scope of Work based on the Long Range Plan. In addition, there has been no raise since 2012. Once Joyce reviews the contract it will be executed.

#### 2) Annual Common Area Tree Maintenance

December 15 was set as the last date to receive requests from Homeowners for Annual Maintenance of Trees and Vegetation in the Common Area.

#### 3) Erosion Projects

Bids from Felix Landscaping were accepted for two projects: a) at the Monument on the hill overlooking frontage road and b) on the north end of Gloria View Court beside Lot 114 (**Attachment C**).

#### 4) Lights at Camino del Sol Monument

The lighting system at this monument is original. This past week the electric eye failed. It had been replaced a few years ago. An electrician determined that the eye could not support voltage requirements of our system. When working to replace the eye he also found ground faults in the electric box as well as other unsafe conditions, which he corrected.

In order to save on our electric bill as well as the need to constantly replace spot lights it was determined that the best course of action would be to replace these fixtures with LED heads. This project will begin in the next few weeks.

## 3. ADJOURNMENT

There was no further business to be conducted and the meeting was adjourned at 10:15 AM. The next board meeting will be held at 9 AM Tuesday, November 11, 2015 at 4731 S Harvest Moon Drive.

Respectfully submitted,  
/s/ Marianne Bishop, Secretary

10/1/2014  
Cash Basis

**San Ignacio Vistas, Inc.**  
**Assets Liabilities and Fund Balances**  
As of September 30, 2014

**ASSETS**

<b>Current Assets</b>	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
<b>Checking/Savings</b>			
120 · COMMERCE CHECKING	<u>30,998</u>		
<b>Reserve Account</b>			
1502 · COMMERCE RESERVE CK.		100,307	
1503 · WASH FEDERAL 1/12/15 APY 1.55%		104,271	
1505 - VANGUARD INVESTMENT		108,713	
1506 · WASH FED MONEY MARKET		<u>50,623</u>	
<b>Total Reserve Account</b>		<u>363,914</u>	
<b>Total Current Assets</b>			<u>394,912</u>

**LIABILITIES & EQUITY**

<b>Equity</b>			
300 · Operating Fund Opening Balance			10,734
3000 · Reserve Fund Opening Balance			314,661
Net Income			<u>69,517</u>
<b>Total Equity</b>			<u>394,912</u>

**TOTAL LIABILITIES & EQUITY** **394,912**

San Ignacio Vistas, Inc.  
**Actual vs. Budget**  
**9 MONTHS, ENDING 9-30-14**

	<u>Operating Fund</u>		<u>Reserve Fund</u>		<u>Total</u>	
	<u>ACTUAL</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BUDGET</u>
<b>REVENUE</b>						
400 · Assessments	112,860	112,860				
410 · Transfer and Document Fees	2,700	3,000				
420 · Operating Fund Interest	95	220				
	<u>115,655</u>	<u>116,080</u>				
4200 · Reserve Fund Interest			4,068	4,500		
<b>Total Revenue</b>					119,723	120,580
<b>EXPENSE</b>						
<b>Maintenance</b>						
500 · Yearly Contract	19,929	26,580				
502 · Tree Trimming	1,800	4,500				
503 · Utilities	324	500				
505 · Other Maintenance	778	5,000				
507 · Plant Replacement	1,719	2,100				
<b>Total Maintenance Expenditures</b>	<u>24,550</u>	<u>38,680</u>				
5000 - Street Repairs			7,205	10,500		
5004 - Other Maintenance			170			
5006 - Erosion Mitigation			4,000	25,000		
<b>Total Reserve Expense</b>			<u>11,375</u>	<u>35,500</u>		
<b>Administrative</b>						
510 · Contract Service	8,100	10,800				
511 · Board	204	500				
512 · Legal	400	1,500				
<b>513 · Communications</b>						
513.1 · Computer and Internet	1,093	1,100				
513.2 · Telephone	980	1,090				
513.3 · Office Supplies	122	50				
513.4 · Printing/Reproduction	777	2,000				
513.5 · Postage/Delivery	199	300				
513.6 · Record Storage	456	460				
<b>Total 513 · Communications</b>	<u>3,627</u>	<u>5,000</u>				
<b>Total Administrative</b>	<u>12,331</u>	<u>17,800</u>				
<b>Operating</b>						
520 - Audit and Accounting						
521 - Insurance	0	3,000				
522.2 · GV Council	1,710	1,710				
523 · Taxes and Contingency	240	315				
<b>Total Operating</b>	<u>1,950</u>	<u>5,025</u>				
<b>Total Expenditures</b>	<u>38,831</u>	<u>61,505</u>			<u>38,831</u>	<u>61,505</u>
<b>ALLOCATION</b>						
600 · Reserve Allocation	(56,560)	(56,560)				
6000 - Operating Fund Allocation			56,560	56,560		
<b>Excess Revenue &lt;Expenditures&gt;</b>	<u>20,264</u>	<u>(1,985)</u>	<u>56,560</u>	<u>56,560</u>	<u>76,824</u>	<u>54,575</u>
Beginning Fund Balances	<u>10,734</u>		<u>314,661</u>		<u>325,395</u>	
Ending Fund Balances	<u>30,998</u>		<u>363,914</u>		<u>394,912</u>	

## Architectural Committee (AC) Report OCTOBER 2014

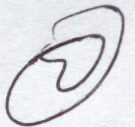
LOT	REQUEST DATE	REQUEST	ACTION	DATE
205	4-1-14	SCREEN PORCH ENCLOSURE	APPROVED	4-5-14
150	4-8-14	MURAL ON WALL, FRONT COURTYARD	APPROVED	4-8-14
173	4-14-14	PAINT	APPROVED	4-15-14
108	5-2-14	SOLDIER WALL – EAST SIDE OF HOME	APPROVED	5-2-14
121	5-19-14	GUTTERS – SOUTH SIDE OF HOME	APPROVED	5-20-14
121	5-19-14	PAINT TRIM	APPROVED	5-20-14
217	5-27-14	PAINT	APPROVED	5-29-14
216	6-6-14	PAINT	APPROVED	6-6-14
149	6-12-14	SCREEN PORCH ENCLOSURE	APPROVED	6-14-14
177	6-13-14	SOLDIER WALL, NORTH SIDE OF REAR YARD	APPROVED	6-14-14
061	7-9-14	PATIO ENCLOSURE/GATE FRONT ENTRANCE	APPROVED	7-9-14
211	7-11-14	SOLDIER WALL, EAST PATIO WALL REAR YARD	APPROVED	7-11-14
061	7-14-14	REPAINT TRIM AND PAINT FRONT GATE	APPROVED	7-14-14
061	7-14-14	RAMADA – NORTH SIDE HOME (REAR YARD) OVER WOOD PAVERS	APPROVED	7-19-14
055	8-22-14	NEW SIDE GATE, REPLACE SIDE WALK WITH CONCRETE AND STUCCO INSIDE REAR PATIO WALL	APPROVED	8-25-14
055	8-28-14	GUTTER ON NORTHEAST SIDE OF HOME	APPROVED	8-31-14
062	9-10-14	PAINT TRIM	APPROVED	9-10-14
153	9-23-14	PAINT	APPROVED	9-23-14
104	10-7-14	PAINT	APPROVED	10-21-14

Lot Owner 002 requested we contact owners of Lot 003 asking them to service their palm trees that are dropping fronds into her rose garden. Contact was made in early August but the palms have not been trimmed to date.

Lot Owner 021 is seeking relief from a large tree in the backyard of the neighbor behind them that continues to block their view. They asked that I correspond with that neighbor to clarify rules that govern trees on common property. This was done on September 19. Their neighbor said they felt that the last trimming brought them into compliance, but the question remains how long it will take for the tree to be above acceptable levels. Lot 021 is continuing to work with Lot 029 to come to an agreement that will be satisfactory to both parties.



# Felix Landscaping



Felix Landscaping  
178 W Calle Bayeta  
Sahuarita, AZ 85629

(520)248-3644  
Felixap@cox.net

## Estimate

Date	Estimate No.
09/29/2014	1442
Exp. Date	

### Address

San Ignacio Vistas  
\*\*Erosion Waddles\*\*

Date	Activity	Quantity	Rate	Amount
09/29/2014	Install 8" round waddles in six areas on slope at Calle Tres and Frontage road to reduce erosion in this area.	6	92.00	552.00T

50% due upon acceptance of estimate. Balance due upon completion of project.

SubTotal	\$552.00
Tax (6.1%)	\$33.67
<b>Total</b>	<b>\$585.67</b>

Accepted By

*Am C Steh*

Accepted Date

10/13/14



# Felix Landscaping

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178 W Calle Bayeta  
Sahuarita, AZ 85629

(520)248-3644  
Felixap@cox.net

## Estimate

Date	Estimate No.
09/29/2014	1441
	Exp. Date

Address
San Ignacio Vistas ** Erosion work adjacent to LOT 114** LESHER

Date	Activity	Quantity	Rate	Amount
09/29/2014	Prepare area for installation of Rip rap. Install erosion cloth approximately 8 feet down slope and 21 feet across. Install 4" to 12" rip rap on erosion cloth and install over sized rip rap at the bottom 3 feet to deter Javalina.			1,425.00T

50% due upon acceptance of estimate. Balance due upon completion of project.

SubTotal	\$1,425.00
Tax (6.1%)	\$86.93
<b>Total</b>	<b>\$1,511.93</b>

Accepted By

Accepted Date

10/13/14