

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Special Board Meeting
March 11, 2004

Present: Marianne Bishop, Robert Cohen, Gorman Fisher, Linda Gregory, Vernon Kliewer and Ron Sorenson

Homeowners present: Lot 84: Ward Williams; Lot 134: Terrance Noe; Lot 161: MaryJo Hazlitt; Lot 171: Doug Cameron; Lot 178: Ed and Marilyn Wall; Lot 183: John and Marcia Lucas; Lot 184: Jean Phillips; and Lot 202: E. Lambrecht; Lot 211: Delmer & Judith O'Connell

The meeting proceeded using the agenda dated March 11, 2004 for the Special Meeting. President Vernon Kliewer called the meeting to order at 9:00 am.

The purposes of the meeting are to consider an amendment (1) to clarify the terms of Board adopted moratorium in the letter dated February 14, 2004 and (2) to clarify by Board amendment the substance of the letter dated January 16, 2004 sent by the Architectural Committee to approximately 30 homeowners.

As a result of consultation with our attorney, the president brought forth the following Motion, which was seconded by Linda Gregory:

After lengthy discussion this Motion was tabled [Withdrawn by the maker at the April 5, 2004 board meeting.](#)

As a result of consultation with our attorney, the president brought forth the following Motion, seconded by Linda Gregory:

The Chair moves to replace the generic AC January 16, 2004 letter with a re-notice letter addressed to each homeowner whose name appears on the attached list to specify the offending tree(s), its (their) location and the relief the homeowner needs to take to be in compliance, i.e., removal, pruning, thinning.

The replacement letter also should cite the authority giving rise to the statement "Homeowners who must be reminded more than twice to keep their trees properly trimmed on a year-round basis. . ."

This letter is to be sent by authority of the Board, prepared and signed by the Secretary.

After lengthy discussion the motion was amended by the chair and seconded by Linda Gregory:

The Architectural Committee should write the letter but the Board must specify what items the letter should address.

After lengthy discussion Gorman Fisher further amended the motion, which was seconded by Linda Gregory:

To adopt the second amended resolution with the following additions: (a) within the letter put a summary of steps that the homeowner can take to bring the issue to the Board and (b) mention that the moratorium is still in place.

The following amended motion was unanimously approved:

Send a letter written by the Architectural Committee, approved by the Board prior to mailing, to each homeowner that received the January 16 specifying the offending tree(s), its (their) location and the relief the homeowner needs to take to be in compliance, i.e., removal, pruning, thinning.

Deleted: The Chair moves to amend the original motion to establish a moratorium adopted at the February board meeting. The previous motion is amended to remove the qualifications of approval or disapproval of the amended CC&Rs as the reasons for establishing and terminating the moratorium be substituted with the statement that the resolution of the meaning of materiality was a determining factor for creating the original moratorium that delayed carrying out the terms of the AC violation letter. The Board is to make its decision(s) regarding continuing or ending the moratorium subsequent to the discussions occurring at the Town Hall Meeting scheduled for March 25 2004 and prior to the submission of the amended CC&Rs for vote of the members of SIV. ¶

¶

The moratorium applies only to each of the homeowners whose name and address appears on the attached list and each of these homeowners is to receive a letter whose contents reflect the amended motion. ¶

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This letter is to be sent by the authority of the Board, prepared and signed by the Secretary.

The letter must also contain a summary of the steps that the homeowner can take to bring the issue to the Board and also mention that the moratorium is still in place.

The Chair called for a motion to table the first resolution. Robert Cohen moved to table subject to the next meeting of the board. Motion seconded by Linda Gregory. Vote 3 ayes, 2 abstain

The Chair called for a motion as to who will remove the item from table. Robert Cohen will bring this item to the April 5th meeting.

The meeting was adjourned at 10:07 AM. Approved by the Board on April 5, 2004

A handwritten signature in cursive script that reads "Marianne M. Bishop".

Marianne Bishop, Secretary

**San Ignacio Vistas, Inc.
Homeowners Association**
Minutes Unannounced Special Board Meeting
March 11, 2004

Present: Marianne Bishop, Robert Cohen, Gorman Fisher, Linda Gregory, Vernon Kliever and Ron Sorenson

Some of the Homeowners returned for this meeting.

An unannounced meeting convened at 10:09 AM to discuss the signs for the CC&R Town Meeting.

Gorman reported on the meeting announcement signs he investigated and presented three scenarios that would comply with the CC&R's of SIV.

	Sign H x W	Type Sign	Approx. Cost	Stanchion	Approx. Cost	Sign Type	Comments On Sign	Sign Usage
1	18" x 24"	Corrugated Plastic	\$35	High Gage Wire	\$4	Vinyl Colored Letters	letters part of sign cost	1 time
2	18" x 24"	Anodized Aluminum	\$45	Steel Frame	\$30	Vinyl Colored Letters	letters part of sign cost	1 time
3	18" x 24"	Powder Coated Steel	\$50	Steel Frame	\$30	Magnetic Vinyl Words	\$4-\$8 per word or strip	Multiple times

Gorman Fisher made a motion, seconded by Linda Gregory that we purchase two corrugated plastic signs with yellow background and black letters and place them at the stop signs at each entrance to SIV.

Bob Cohen amended the motion, seconded by Linda Gregory that we purchase Anodized Aluminum signs rather than corrugated plastic because they come with a Steel Frame could be reused if we decided to upgrade to the Powder Coated sign with magnetic lettering. There were 3 ayes and 2 non-voting on the amended motion.

The unannounced special board meeting was adjourned at 10:12 AM and needs to be ratified at the next regularly scheduled meeting of the Board.

Approved by the Board on April 5, 2004



Marianne Bishop, Secretary