

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

**APPROVED by the Board: February 15, 2007**

**February 5, 2007**

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

Absent: Roger Mikusek. A quorum was present.

Homeowners: Geraldine Greb and Cliff Marrs The agenda was approved with no additions.

**1. Approval of Minutes**

The Board dispensed with the reading of the minutes of the January 10, 2007 meeting and they were approved as distributed.

**2. Officers' Reports**

**A. Secretary**

Roger Mikusek resigned as co-chair of the Trash & Recycle (T&R) Committee.

Marianne Bishop moved that Georgene Sorenson be appointed as co-chair of the T&R Committee. Seconded by Bob Christensen and unanimously approved.

Gorman Fisher moved approval for placing an ad in the Green Valley News for the SIV Neighborhood Garage Sale to run for three issues for \$75. Seconded by Bob Christensen and unanimously approved.

**B. Treasurer**

The re-formatted Statement of Financial Condition at December 31, 2006 (Attachment A) was approved for distribution at the Annual Meeting on February 15, 2007.

All dues for 2007 were received in a timely fashion.

The Statement of Financial Condition at January 31, 2007 (Attachment B) was approved.

Terry Cogan, CPA prepared required 1099's for 2006 and mailed them by the required deadline.

He also completed his review for 2007, which was distributed to the Board for review. SIV prepares financial reports on a "cash" basis and Cogan's calculations are on an "accrual" basis.

Reserves are presented by SIV on a "cost" basis and Cogan treats them on a "market" basis.

This makes comparison difficult, but according to our Accountant, we are preparing our reports the same as all other associations.

A request was made to obtain QuickBooks Pro 2007 in accordance with our CPA's recommendations. A MOTION was MADE, SECONDED and PASSED to purchase this software for \$150 plus tax.

**C. President**

The President had no official report. Details regarding the Annual Meeting were finalized.

**3. Committee Reports**

**A. Architectural Committee**

No report.

**B. GVCCC Representative**

Marianne Bishop presented the report (Attachment C).

**C. Maintenance Committee**

Jim Chervenka presented the report (Attachment D).

**D. Trash and Recycle Committee**

Of 139 ballots received to date status: Yes = 130 No = 9 and 89 outstanding

The T&R Committee completed an RFP, which has been distributed to the board electronically.

Marianne Bishop, on behalf of the T&R Committee, moved that the RFP, with changes as noted by the board, be emailed on February 5 to Waste Management, Saguaro and Talking Trash with a signed copy put in the mail as soon as possible. Seconded by Bob Christensen with unanimously approval.

**4. Continuing Business**

**None**


**5. New Business**

**None**

**6. Adjournment**

The next board meeting will be February 15 following the Annual Meeting at Canoa Recreation Center in the Saguaro 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"**  
**December 31, 2006**

<i>Statement of Financial Condition</i>	
<b>Assets</b>	
Operating Account	\$61,033.48
Reserve Account	<u>170,318.07</u>
<b>Total Assets</b>	<b>\$231,351.55</b>
<b>Liabilities</b>	
2007 dues paid in advance	<b>\$56,350.00</b>
<b>Fund Balances</b>	
Operating Fund Balance	\$4,683.48
Reserve Fund Balance	<u>170,318.07</u>
<b>Total Fund Balances</b>	<b>\$175,001.55</b>
Reserve equity, per member	\$747.01

<i>2006 Revenue, Expenditures and Allocations</i>	
<b>Revenues</b>	
Assessments	\$71,592
Transfer and Document Fees	2,475
Operating Account Interest	976
Reserve Fund Interest	7,034
Other Income	<u>53</u>
<b>Total Revenues</b>	<b>\$82,130</b>
<b>Expenditures</b>	
Administrative	\$12,826
Maintenance	36,948
Other Operating Expenditures	9,808
Reserve Income Taxes	1,304
Reserve Project Costs	<u>4,565</u>
<b>Total Expenditures</b>	<b>\$65,451</b>
<b>Reserve Allocation</b>	<b>\$18,692</b>
<b>Revenue over Expenditures</b>	<b>\$16,679</b>
Memo: Operating Revenue over Exp.	\$15,507
Memo: Reserve Revenue over Exp.	\$1,165
<b>Net Increase in Fund Balances</b>	<b>\$16,679</b>
Memo: Change in Reserve Fund Balance	\$19,857
Memo: Change in Op Fund Balance	<b>-\$3,178</b>

**"Attachment B"**  
**January 31, 2007**

<u>Statement of Financial Condition</u>	
<b>Assets</b>	
Operating Account	\$48,674.00
Reserve Account	<u>198,344.97</u>
<b>Total Assets</b>	<b>\$247,018.97</b>
<b>Liabilities</b>	
<b>Fund Balances</b>	
Operating Fund Balance	\$48,674.00
Reserve Fund Balance	<u>198,344.97</u>
<b>Total Fund Balances</b>	<b>\$247,018.97</b>
Reserve equity, per member	\$869.93

<u>2007 Revenue, Expenditures and Allocations</u>	
<b>Revenues</b>	
Assessments	\$79,800
Transfer and Document Fees	0
Operating Account Interest	188
Reserve Fund Interest	1,407
Other Income	<u>0</u>
<b>Total Revenues</b>	<b>\$81,395</b>
<b>Expenditures</b>	
Administrative	\$2,406
Maintenance	2,892
Other Operating Expenditures	4,079
Reserve Income Taxes	0
Reserve Project Costs	<u>0</u>
<b>Total Expenditures</b>	<b>\$9,377</b>
<b>Reserve Allocation</b>	<b>\$26,620</b>
<b>Revenue over Expenditures</b>	<b>\$72,018</b>
Memo: Operating Revenue over Exp.	\$70,611
Memo: Reserve Revenue over Exp.	1,407
<b>Net Increase in Fund Balances</b>	<b>\$72,018</b>
Memo: Change in Reserve Fund Balance	\$28,027
Memo: Change in Op Fund Balance	\$43,991

## "Attachment C"

### GVCCC NOTES January 2007 meeting

- ✚ The new reps from offices of Kyle, Gifford, Napolitano and Carroll were introduced.
- ✚ The next CERT 8 week (20 hour) training classes will begin Thursday, March 1
- ✚ The Annual Business Expo will be held Tuesday, February 6 at the West Center from 10 am to 4 pm. At the Health and Human Services table, look for the Volunteer Clearinghouse Book designed to help volunteers find their service niche in the community.
- ✚ Walk Across Arizona is starting its sixth year.
- ✚ Russ Symes asked several representatives to help him put together a trash service comparison sheet so HOAs can review prices and services available from each vendor. Marianne Bishop offered to share responses received in reply to our RFP.
- ✚ Handouts of the routes for the Green Valley Circulator Loop Schedule, as well as the connector with routes to various medical services and shopping centers in Tucson were made available. GVCCC is encouraging homeowners to make use of these services. There is also a possibility of extending the route south of Continental in order to service more of Green Valley.
- ✚ Dialysis Center opening in Sahuarita approximately July 2007.
- ✚ 30th anniversary of the Joyner-Green Valley Branch Library on Thursday, January 18, 2007
- ✚ A representative from the Department of Public Safety (DPS) was the featured speaker. The Department consists of four divisions - Highway Patrol, Criminal Investigations, Agency Support and Criminal Justice Support. Together these four divisions provide an immense and extensive range of vital scientific, technical, operational and regulatory services to Arizona residents and to the state's criminal justice community. The Arizona Department of Public Safety, with state headquarters in Phoenix, has offices located in more than 30 communities within Arizona's 15 counties. They have a website: [www.azdps.gov](http://www.azdps.gov) which is very informative.
- ✚ The request of \$15.6 million through the Capital Improvement Plan was approved to construct a new **crime lab** in Tucson.

**“Attachment D”**  
Maintenance Committee Report

- The Association’s regular landscaping contractor, Gold Canyon Landscaping, continued to do some additional tree trimming on the common grounds on the outside perimeter of the neighborhood.
- Gold Canyon continues to work on routine landscaping maintenance of the common areas. Work was completed to establish a two-foot clear corridor along the back yard fences around the outside perimeter of the neighborhood and to ensure all exterior drainage channels are clear of growth. Grass was also cut in some perimeter areas where it had not been cut previously. In addition, Gold Canyon began work to remove some of the growth from the drainage collection basin located between View Ridge Drive and the I-19 West Frontage Road and north of the cul de sac at the end of Gloria View Court. This work is approximately 1/3 complete. Focus areas for the next month will be to
  - continue removal of growth from the drainage collection basin, and
  - cut some small brushes and grass in the interior common areas that are beginning to overhang the curbs along the interior roads
- Committee members (Sam Eidson and Larry Engels) met with a representative of Sunland Asphalt to review the cracks in the streets. Sunland said the cracks are normal and should close up some during the summer. Sunland also said that since it had been a year since the cracks were sealed we should wait another year before sealing them again. An area was identified in front of 4782 S. Vista Ridge Court (Lot 30) that needs some repair at this time. Sunland is preparing an estimate for this work. The estimate and recommended work will be brought to the Board at a future meeting.
- A survey of all the cracks in the neighborhood sidewalks and curbs was initiated and is approximately 80% complete. The cracks in the sidewalks and curbs were also reviewed with Sunland who felt any high spots could be milled or cut off and some of the larger cracks sealed. Sunland is going to provide contacts for further evaluation of the sidewalk and curb cracks and to provide quotes for any necessary work.
- One homeowner requested a common area tree that had received some trimming during the annual December tree trimming receive significant additional trimming. After further review, the Maintenance Committee agreed the trimming that had been done was appropriate given the location of the tree and no further work on the tree is planned at this time. It will be evaluated again in the Fall, 2007 when the annual tree trimming is done for this year.
- Members of the Maintenance Committee were polled for their willingness to continue serving on the Committee. Sam Eidson, Larry Engels, and Roy Mastic have agreed to continue serving on the Committee for the next year. Hopefully several other homeowners will agree to also serve on the Maintenance Committee for the coming year.
- The next Maintenance Committee meeting is scheduled for February 19, 2007 at 9 am in the Mesquite Room at the Canoa Hills Social Center.

**A G E N D A**  
 San Ignacio Vistas, Inc.  
 Homeowners Association  
 Regular Meeting, Board of Directors

Date: Monday, February 5, 2007  
 Time: 9:00 a.m.  
 Place: Canoa Recreation Center – Mesquite Room

1. Approve Minutes Board Meeting January 10, 2007 Marianne Bishop ACTION
  
2. Officer's Reports
  - a) Secretary
  - b) Treasurer Report Marianne Bishop / Bob Christensen
    - Financial Statement as of December 31, 2006\* ACTION
    - Financial Statement as of January 31, 2007\* ACTION
    - 2006 Review by Terry Cogan, CPA\*
    - 2006 Tax Obligation and 2007 Estimates
    - Authorize Purchase Quickbooks ACTION
  - c) President
  
3. Committee Reports
  - a) Architectural Gorman Fisher
  - b) GVCCC Representative\* Marianne Bishop
  - c) Maintenance Committee Jim Chervenka
  - d) Trash & Recycle Service Committee Marianne Bishop
    - Appoint new co-chair ACTION
    - Unofficial count of Ballot Initiative on Amendment
    - Approve RFP\* ACTION
  
4. Continuing Business
  
5. New Business
  
6. Adjournment