

San Ignacio Vistas, Inc.  
Homeowners Association  
Minutes Board Meeting  
June 7, 2004  
Approved by the Board on July 12, 2004.

Present: Marianne Bishop, Robert Cohen, Gorman Fisher, Linda Gregory and Ron Sorenson  
There were 8 homeowners present; no homeowners asked to speak. Since Vernon Kliewer resigned effective April 28, 2004 the vice president called the meeting to order at 9:00 AM and stated we would follow the published agenda.

**1. Reading of the Minutes:**

The Minutes of Board Meeting April 26, 2004 were approved as distributed.

**2. Officers' Reports**

a. Secretary

- The LMR software conversion is still targeted for the end of June or early July. Time will tell if this will impact SIV.
- There were 2 new homeowners since the end of April.
- The secretary performed a cursory review of our database and found 13 properties with no contact phone number. She will research for numbers and then write any still lacking stating the importance of phone contact in the event of an emergency.
- There are presently 43 properties using an alternate address for mailing.

b. Treasurer

The Treasurer presented the Statement of Financial Condition as of 5/31/2004. A motion was made to accept her report, which is included as Attachment "A", subject to audit.

c. Report from our Rep to GVCC

The Vice President reported on the last meeting of the GVCCC.

- The GVCCC has created a one page document entitled "CC&R's What are they" in an effort to educate homeowners as well as prospective buyers about this all-important document that must be accepted whenever signing closing documents for property located within an association.
- GVCCC has formed a new committee known as the Community Service Committee for the purpose of organizing "unlicensed" contractors who work within our community.
- The following new projects have been planned for the Green Valley Area:
  - a. Carondelet Medical Facility will be building new medical offices on Camino Casa Verde.
  - b. La Villas at Camino Del Sol - 39 garden homes will be built on the property just south of the Shell Station on Camino Del Sol.
  - c. Santa Rita Springs Independent Living Units - Approximately 200 rental units will be built in the Santa Rita Springs area at Abrego and Encanto.
  - d. Green Valley Hills - Approximately 300 homes will be built on 3 separate ridges south of the Canoa Ranch development. Traffic from homes on these ridges will

- exit onto the West Frontage Road. It has not been decided whether these homes will be age-restricted.
- e. Preliminary plans for a 200 unit 3-story Lodge at Canoa Ranch located near the new golf club. Canoa Road will be cut through from Camino Del Sol to the Canoa Exit on I-19.
  - f. Dorn Homes is planning a gated community of approximately 80 homes to the north of Placita De La Cotonia between West Frontage Road and Camino Del Sol.

### **3. New board member**

Linda Gregory nominated Doug Cameron, seconded by Bob Cohen. There was no discussion and Doug was unanimously elected to fill the remainder of Vernon Kliewer's term (expiring in February 2006).

Doug participated in the remainder of the meeting.

### **4. Nominations for President**

Gorman Fisher nominated Linda Gregory, seconded by Bob Cohen. Linda reminded she is already Treasurer and stated that if elected, she would perform both duties until a replacement could be found for the Treasurer. There being no other nominations Gorman made motion to elect Linda President, seconded by Bob. All were in favor.

### **5. Nominations and Voting for other offices**

With no other offices being vacant there was no need for further elections; however Linda reminded of the need for a third signatory for checks. Arrangements will be made for the Secretary to go to Bank One and A G Edwards to add her to our signature cards.

### **6. Committee Reports**

#### **a. Maintenance Committee**

The report was presented by Linda Gregory and is included with these minutes as Attachment "B". Linda suggested we organize a study session to include members of the Board, Architecture and Maintenance Committees and any homeowners wanting to participate in order to develop a policy regarding perimeter trees that will satisfy the majority of our homeowners. The Maintenance Committee will contact the homeowners awaiting action regarding trimming of perimeter trees letting them know we are obtaining more estimates for this work.

#### **b. Architectural Committee**

Susan Trecartin, Chairman, presented the report. Aside from several requests for repainting it has been quiet; therefore the meeting of the AC for June was cancelled. While Susan is out of town for the next few months Bob Puttock has agreed to handle requests and correspondence directed to the Committee.

The president asked if anyone had knowledge of a map showing all of the Common Area properties. A map of this type should be made available to both the AC and MC in order to define the area the Association is responsible for maintaining. A search will be conducted to see if this map can be located.

## 7. Continuing Business

### a. Exemption of Palm Trees

Linda Gregory made the following motion seconded by Doug Cameron:

At the Homeowners' Forum, we heard from homeowners as well as our own attorney, Tanis Duncan, that it is the Board's responsibility to act reasonably. It is unreasonable to require that palm trees planted by Fairfield, or its agents, or with knowledge of Fairfield or the Architectural Committee, be removed years after they were planted. It is also unreasonable for the Board or Architectural Committee to ask homeowners to incur the financial burden of removing trees that had prior approval or knowledge of by Fairfield or the Architectural Committee. And it is unreasonable to require that landscaping be removed which increases property values.

Therefore I move that the Board of Directors grant a permanent waiver on height restrictions for all existing palm trees in San Ignacio Vista.

Ron Sorenson pointed out the Board does not have the power to amend the CC&R's and that there are no "height restrictions" in the CC&R's as amended and ratified by the Homeowners. Also by stating that if we make a list of acceptable palm trees we acknowledge there are unacceptable palms. Ron suggested the matter be addressed in the revision to the CC&R's.

After considerable deliberation, Linda withdrew her motion and the moratorium will remain in place until she can confer with Tanis Duncan regarding this issue.

## 8. New Business

### a. Establishment of a Communications Position

Gorman Fisher made the following Motion, seconded by Bob Cohen:

That Marcia Lucas be appointed to chair a Communications Position (which could be expanded to a committee, as needed) so that she may submit to the Board her ideas for communicating with SIV residents, and that we start to publish appropriate information as soon as practical.

This "Communications" Position would serve the SIVHOA by providing timely communication of events. This would be accomplished by establishing and maintaining a web site to publish announcement of meetings, minutes, reports from the board, forums, among other things. It would have links to HOA documents. Marcia would also issue our newsletter.

The motion passed by unanimous vote. Doug Cameron volunteered to be the board representative to work with the Communications Committee.

### b. Welcoming Committee

In order to acquaint new residents moving into SIV with area amenities and various SIV groups and documents of our homeowners association, Gorman made the following motion, seconded by Ron Sorenson:

...that the Neighborhood Watch Committee provides a welcoming agenda to new residents of SIV.

We would provide this committee with a packet of information for these purposes. One helpful piece of information should be the GVCCC document entitled "CC&R's, What are they?"

The motion passed by unanimous vote.

**9. Adjournment**

The meeting was adjourned at 10:30 AM.

Respectfully submitted,



Marianne Bishop, Secretary

ATTACHMENT 'A'

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

**Statement of Financial Condition**

**5/31/2004**

**2004 Assets and Liabilities**

**Assets**

Operating Funds	43,317.90
Reserves ( <i>Face Value</i> )	<u>151,945.36</u>
<b>Total</b>	<b><u>195,263.26</u></b>

**Liabilities**

2005 dues paid in advance	-
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**2004 Income and Expenditures**

**Income**

Dues	69,996.00
Operating Funds Interest	121.29
Reserve Interest	1,562.68
Other Income: Reserves	<u>10,797.69</u>
<b>Total</b>	<b><u>82,477.66</u></b>

**Expenditures**

Operations Expenses	16,398.95
Reserve Projects	<u>54,118.55</u>
<b>Total</b>	<b><u>70,517.50</u></b>

**Homeowner's Reserve Equity**

Total Reserve Equity	151,945.36
Reserve equity, per member	666.43

Unaudited

ATTACHMENT 'B'  
**Maintenance Committee Report**  
**June 7, 2004**

1. The street-sealing project is done and received approval and a "job well done" from our homeowners. Sunland was excellent to work with and the cost was approximately \$1,500 under the estimate.
2. Two committee members surveyed stop signs for fading and found six needed replacing. The cost for replacement was under \$500. The new signs are in place.
3. Over the last several months, the Maintenance Committee received 7 requests from homeowners to prune or remove common area trees that are impairing their views. In the past we have used C&W Environmental who been bought out by Bartlett Tree Experts, a national chain. Members of the Committee met twice with Bartlett to review the requests, make our own evaluation, and receive Bartlett's estimate. Of the 7 requests, one was deemed trivial, another marginal and 5 were valid. The Committee's objective is to preserve homeowners' views while retaining as many common area trees as possible. The first choice is to prune selectively to preserve the aesthetics of our common areas and retain noise buffers but in some cases the removal of tree(s) is the only solution.

The estimate for work on 6 properties totaled nearly \$4,500 averaging \$750 per request. The Committee did not feel that they could bring a request of this size to the Board for approval until further research is done to determine if other qualified companies can accomplish the project more reasonably. We will advise the homeowners that we are seeking other bids in order to lower the outlay of SIV funds and will schedule the project as soon as possible.

4. Finally, the Maintenance Committee wishes to make the Board aware of what they learned as they were surveying the various homeowner requests. Some homeowners saw us inspecting trees in the common areas and wanted us to know that they didn't want anything done to trees that were in their view. Others felt that the easiest solution to the view problem is to take out all the trees. Some just want the trees pruned. Every homeowner has his or her own definition of view. This disparity of opinions means that the Maintenance Committee will be looking at each request on a case-by-case basis.

Because of the costs of the removal/pruning of common area trees the Maintenance Committee, at the February meeting, recommended that the Board create a Rule that a homeowner pay for removal of common area trees and re-vegetation of the area and/or pruning of common area trees. It is apparent from the estimate for work requested by six homeowners that the Association will need to come up with a more cost effective solution in order to maintain the views of our homeowners without increasing the annual dues.