

San Ignacio Vistas, Inc. Homeowners
Association

Minutes
of the Annual Meeting of Homeowners

March 26, 2015

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BOARD OF DIRECTORS - 2015

Email the board:

sivboard@sivhoa.org

Joyce Bulau

President & Director

Ann Striker

1ST Vice President & Director

Marianne Bishop

Secretary/Treasurer & Director

Paula Leeson

2ND Vice-President & Director

Jim Callahan

Director

SCHEDULED MONTHLY BOARD MEETINGS

	Location	Time
May 12, 2015	4725 S Gloria Vista Dr.	9 AM
Oct. 19 2015	Canoa Hills / Mesquite Rm	"
Nov. 9 2015	"	"
Jan. 11, 2016	"	"
Feb, 8, 2016	"	"

ANNUAL MEETING OF HOMEOWNERS

Feb. 24, 2016 Canoa Hills/ Saguaro Rm 12:30 PM

Unless otherwise necessary, the board will not meet in April, June, July, August, September & December.

Prior to attendance please verify it wasn't necessary to change the day, time or place. Agendas and minutes are posted on the website (www.sivhoa.org) or call the Secretary at 520-4625-4924.

**San Ignacio Vistas, Inc. Homeowners Association
ANNUAL MEETING OF MEMBERS**

INDEX

	Page
CALL TO ORDER	3
ELECTION	3
AUDIT	3-9
2015 BUDGET	9
TREASURER	10
ARCHITECTURE	10-11
SECRETARY	11-12
MAINTENANCE	12
ROADS	12-13
LANDSCAPE	13
PRESIDENT	13-14
ADJOURNMENT	14
REAL ESTATE RECAPS	15-16
NEIGHBORHOOD WATCH	17
2014 STANDING COMMITTEES / MEMBERS	18
TRIBUTE TO 2014 VOLUNTEERS	19

Our guest speaker for the second year in a row was David Wanger, CEO for the new Green Valley Hospital. He brought us up to date on departments that have been staffed and anticipated opening. We also had a briefing on Friends in Deed presented by volunteer Larry Engle.

CALL TO ORDER

Joyce Bulau

There were 81 homeowners in attendance representing 55 lots. With no other requests for items to be placed on the agenda, the meeting was called to order at 1 PM and proceeded using the revised agenda distributed at the meeting. Joyce welcomed those in attendance and thanked the many homeowners who serve the critical function of serving on our committees.

ELECTION

Gary Powers, Head Teller

The Nominating Committee for 2014 was chaired by Ann Striker.

Total number of lots eligible to vote were 228 and 175 lots returned ballots.

There were 7 spoiled ballots. The election results were:

Marianne Bishop	144
Jim Callahan	108
Joyce Bulau	103
Gary Raff	73
Claude Nance	64
Ann Striker: Write-in	1

Marianne, Jim and Joyce were elected to a two-year term expiring at the Annual Meeting in 2017 or until their successors have been qualified and elected.

AUDIT

Jack Powers

Jack thanked the other committee members Mary Jane Nowak and Judy Barkley for their assistance in completing the internal audit as well as conveying his appreciation to the treasurer and board for their cooperation in facilitating an efficient and timely audit.

The Audit Letter, audited Year-end Financial Statements and Notes to the Financial Statements follow.

Audit Committee Report

**To the Board of Directors
San Ignacio Vistas, Inc.**

We have performed an internal audit of the accompanying Statements of Assets, Liabilities and Fund Balances (modified cash basis) and Revenue, Expenses and Changes in Fund Balances (modified cash basis) of San Ignacio Vistas, Inc. as of and for the years ended December 31, 2014 and 2013. These financial statements are the responsibility of the organization's management. Our responsibility is to express an opinion on the financial statements based on our internal audit.

We conducted our internal audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Our internal audit procedures included examining, on a test basis, evidence supporting the amounts in the financial statements as well as evaluating the overall financial statement presentation. We believe that our internal audit procedures provide a reasonable basis for our opinion.

The financial statements are consistently prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles.

In our opinion, as the internal audit committee, the financial statements referred to above present fairly, in all material respects, the assets, liabilities, fund balances, revenue, expenses and changes in fund balances of San Ignacio Vistas, Inc. as of and for the years ended December 31, 2014 and 2013, on the modified cash basis of accounting.

**The San Ignacio Vistas, Inc.
Internal Audit Committee**

January 30, 2015

San Ignacio Vistas, Inc.
Statement of Assets, Liabilities and Fund Balances
(Modified Cash Basis)
December 31, 2014 with Comparative Totals for 2013

	Operating Fund	Reserve Fund	<u>Total All Funds</u>	
			2014	2013
ASSETS				
Cash	\$ 101,794	\$ 98,271	\$ 200,065	\$ 159,224
Investments	<u>-</u>	<u>267,044</u>	<u>267,044</u>	<u>259,726</u>
TOTAL ASSETS	<u>\$ 101,794</u>	<u>\$ 365,315</u>	<u>\$ 467,109</u>	<u>\$ 418,950</u>
LIABILITIES				
Assessments Received in Advance	\$ 87,500	\$ -	\$ 87,500	\$ 93,555
FUND BALANCES	<u>14,294</u>	<u>365,315</u>	<u>379,609</u>	<u>325,395</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 101,794</u>	<u>\$ 365,315</u>	<u>\$ 467,109</u>	<u>\$ 418,950</u>

San Ignacio Vistas, Inc.
Statement of Revenue, Expenses and Changes in Fund Balances
(Modified Cash Basis)
Year Ended December 31, 2014 with Comparative Totals for 2013

	<u>Operating Fund</u>		<u>Reserve Fund</u>		<u>Total All Funds</u>	
	<u>Amended Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Actual</u> <u>2014</u>	<u>2013</u>
REVENUE						
Assessments	\$ 112,860	\$ 112,860	\$ -	\$ -	\$ 112,860	\$ 108,300
Transfer and Document Fees	3,300	3,900	-	-	3,900	2,750
Interest and Dividends	<u>112</u>	<u>112</u>	<u>4,500</u>	<u>7,567</u>	<u>7,679</u>	<u>9,550</u>
TOTAL REVENUE	<u>116,272</u>	<u>116,872</u>	<u>4,500</u>	<u>7,567</u>	<u>124,439</u>	<u>120,600</u>
EXPENSES						
Maintenance	38,680	35,272	35,500	13,473	48,745	113,598
Administrative	16,800	15,613	-	-	15,613	17,081
Other	<u>6,025</u>	<u>5,867</u>	<u>-</u>	<u>-</u>	<u>5,867</u>	<u>4,850</u>
TOTAL EXPENSES	<u>61,505</u>	<u>56,752</u>	<u>35,500</u>	<u>13,473</u>	<u>70,225</u>	<u>135,529</u>
EXCESS REVENUE (EXPENSES)	54,767	60,120	(31,000)	(5,906)	54,214	(14,929)
FUND BALANCES						
Inter-Fund Transfers To (From)	<u>(56,560)</u>	<u>(56,560)</u>	<u>56,560</u>	<u>56,560</u>	<u>-</u>	<u>-</u>
NET INCREASE (DECREASE) AFTER TRANSFER	(1,793)	3,560	25,560	50,654	54,214	(14,929)
Beginning of Year Fund Balances	<u>10,734</u>	<u>10,734</u>	<u>314,661</u>	<u>314,661</u>	<u>325,395</u>	<u>340,324</u>
END OF YEAR FUND BALANCES	<u>\$ 8,941</u>	<u>\$ 14,294</u>	<u>\$ 340,221</u>	<u>\$ 365,315</u>	<u>\$ 379,609</u>	<u>\$ 325,395</u>

NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2014 AND 2013

1. CASH

Cash of \$ 200,065 consists of \$ 101,794 (\$104,289 at December 31, 2013) in the Operating Account and \$98,271 (\$54,935 at December 31, 2013) in the Reserve Account at Commerce Bank of Arizona.

2. INVESTMENTS

Reserve Fund investments for 2014 consist of:

		<u>Matures</u>	<u>APY</u>
Washington Federal CD	\$ 104,677	1/15	1.55%
Washington Federal MM	50,642		.15%
Vanguard Wellesley Income Fund 1887 shares (Market Value \$116,855)	<u>111,725</u>		8.7 %
	<u>\$ 267,044</u>		

Reserve Fund investments 2013 consisted of:

		<u>Matures</u>	<u>APY</u>
Washington Federal CD	\$ 103,078	1/15	1.55%
Washington Federal MM	50,566		.15%
Vanguard Wellesley Income Fund 1795 shares (Market Value \$108,049)	<u>106,082</u>		
	<u>\$ 259,726</u>		

Investments are carried at cost, including reinvested dividends or credited interest.

The Board has revised its investment policy to allow up to 25% of the Reserve Fund Net Assets (i.e. Fund Balance) in a "balanced conservative allocation fund". At December 31, 2014 the investment of \$111,725 exceeded the allowable amount by \$8,600.

3. ORGANIZATION

San Ignacio Vistas, Inc. (the Association) is incorporated as a non-profit corporation under Arizona law. The duration of it's existence is perpetual. The purpose of the Association is to promote the health, safety and welfare of its Members and to provide for architectural control of the 228 Lots comprising the Association and maintenance and preservation of the Common Areas (streets, sidewalks, drainage-ways and natural vegetation).

The Association is governed by the Declaration of Establishment of Covenants, Conditions and Restrictions (CC&Rs) as they may be amended by the Members from time-to-time.

As a Homeowners Association, SIV is considered a Common Interest Realty Association for accounting and financial reporting purposes.

4. BASIS OF ACCOUNTING

The financial statements are prepared on a modified cash basis of accounting. Under this method, transactions are generally reported at the time cash is received or disbursed. The primary exception relates to member annual assessments, a substantial portion of which are collected by December 31 for the following fiscal year. In the year-end financial statements such amounts are classified as "Assessments Received in Advance" and recognized as revenue in the fiscal year for which they are budgeted.

5. FUND ACCOUNTING

The Association utilizes an Operating Fund and Reserve Fund to account for its financial transactions. The Reserve Fund is designated for future major maintenance, repairs and replacements of Common Areas pursuant to the CC&Rs. Substantially all other resources and expenditures are recorded in the Operating Fund.

Cash and investments resulting from transfers from the Operating Fund are accumulated in the Reserve Fund and generally are not available for normal operations. Periodically the Board engages independent specialist consultants to perform a study of the estimated remaining useful lives and the estimated replacement costs of the components of the Common Areas.

Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the Reserve Fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the authority under the CC&Rs, subject to membership approval, to levy special assessments, or delay major repairs and replacements until sufficient funds are available.

During 2012 the Board engaged independent specialist consultants to perform a Reserve Study "with site visit" as well as an Erosion and Sediment Control Study. The findings of these studies have been incorporated into the Association's Long Range Reserve Replacement and Funding Plan. The forecast starting point was the Reserve Fund balance at December 31, 2012 (which Association Reserves LLC considers to be "borderline fair to strong") and projects sufficient resources, including a 3% annual increase in the transfer of dues monies to the Reserve Fund, over the next 28 years leading up to the pulverizing and repaving of the streets in 2040.

6. FIXED ASSETS

As permitted by industry practice, the Association has elected not to recognize as assets in its financial statements the Common Areas and office equipment which it owns.

7. INCOME TAXES

The Association has obtained a ruling from the Internal Revenue Service that it is exempt from income taxes pursuant to Section 501 (C) (4) of the Internal Revenue Code.

8. RELATED PARTY TRANSACTIONS

The Association contracts with Reliable Secretary Services ("Reliable") to provide day-to-day operations services, including, but not limited, maintenance of the homeowners database, corporate files, obtaining legal opinions as directed by the board, negotiating the contract for garbage services, notices, process mail to homeowners relative to enforcement of deed restrictions and provisions of the governing documents, invoice homeowners for annual assessments and respond to disclosures for any transfer or sale of a lot within San Ignacio Vistas, developed and maintain the website, prepare and distribute newsletters and a neighborhood phone directory.

Reliable is owned by Marianne Bishop, who is a Board Member and Officer of SIV. Pursuant to the Association's bylaws, no Board member or Officer, including Marianne, receives any compensation for their volunteer services. Total fees paid to Reliable amounted to \$10,800 in 2014 and \$10,200 in 2013 plus certain office expenses (phone and internet).

In the opinion of the Board, the fees paid are reasonable for the services provided.

SAN IGNACIO VISTAS INC. 2015 BUDGET (Modified Cash Basis)

	Operating Fund	Reserve Fund	Total All Funds
Revenue			
Assessments (\$500 per Lot)	\$ 114,000	\$ -	\$ 114,000
Transfer and Document Fees	3,000	-	3,000
Interest	120	8,000	8,120
Total Revenue	\$ 117,120	\$ 8,000	\$ 125,120
Expenses			
Maintenance Expenses	\$ 46,300	\$ 24,000	\$ 70,300
Administrative Expenses (Note 1)	18,680	-	18,680
Other Operating (Note 2)	5,326	-	5,326
Total Expenses	\$ 70,306	\$ 24,000	\$ 94,306
Excess Revenue (Expenses)	46,814	(16,000)	30,814
Reserve Allocation To (From) - Long Range Plan	(58,500)	58,500	-
Net Increase (Decrease) After Allocation	\$ (11,686)	\$ 42,500	\$ 30,814
Fund Balances			
Beginning of Year Fund Balance (per Audit)	14,294	365,315	379,609
End of Year Fund Balance (Budget)	\$ 2,608	\$ 407,815	\$ 410,423

Notes:

- (1) Board Expensd, Legal, Membership Communications and Reliable Secretary Service Contract.
- (2) Insurance, Membership Fees and Property Taxes and Contingency

TREASURER

Marianne Bishop

Thanks to the Financial Advisory Committee: Gary Powers, Chair, Terry Arnholt, Pat Imgrund and Kerm Jensen who did their homework and provided guidance in setting dues for 2015. Also, thanks to Bob Christensen for updating the Replacement / Reserve Plan for 2014.

All of the dues were remitted before the January 15 deadline. Thanks to all homeowners for continuing to be so prompt. To support the Reserve Fund we raised dues in 2015 \$5 per lot (\$1,140); the contribution in 2014 was \$56,500 and \$58,500 in 2015.

Our beginning fund balance in 2015 was \$14,294 and is projected to fall to \$2,608. There is an increase in the operating budget of \$8,800 mostly due to the maintenance contract for common areas. In order to keep from raising the dues higher than \$5 we will be eating into this operating reserve. We have been trying to build this reserve to pay for things such as an audit or review when Jack Powers decided he would no longer perform our audit. The board will need to address this as Jack has declined an appointment to the Audit Committee for 2015.

I will work with the board to find a replacement for Reliable Secretary Service over the next two years so we can make an orderly transition and plan for this administration expense when the time comes.

ARCHITECTURAL

Jim Callahan

Members of the 2014 committee consisted of Barry Bishop, Margaret Surpless and Color Consultant Linda Nealy.

The committee provides an independent review and, when appropriate, approval of any request from a homeowner for "the construction, alteration, repair, modification or addition of any improvement" to their property in accordance with the guidelines set out in the CC&Rs or the Rules of the Association. Requests might include changes to the landscaping, perimeter walls or patios; installation of screens and patio enclosure; and the placement of satellite dishes, antennas, flagpoles, etc. Generally the homeowner will direct their request through the secretary of the Association, who can provide the homeowner with necessary forms although these are available both on the website and in the Owner's Handbook.

Accomplishments in 2014

- ✓ In 2014 the committee handled 42 applications, 21 being for paint.
- ✓ Approved the first use of faux stone siding on a home on Harvest Moon Drive.
- ✓ The Color-Ark system on the Dunn-Edwards website is now available and provides the following advantages that are free of charge:
 - view and download approved color schemes
 - order color chips sent to your home
 - access color schemes 24 hours a day, 7 days a week
 - Assistance with selecting color by scheduling an appointment at any Dunn-Edwards store with a Professional Paint Advisor. By providing a JPEG file photo

of your home, the Professional Paint Advisor can complete a rendering of your home using our color options.

- Using discount code **234607-000** will provide a 46% discount on indoor or outdoor paint purchased at a Dunn-Edwards store.

The formulas for all of the paints have changed and the new color palette is to be used for a total repaint. They will not work for spot touch-up as the new colors will not match our old formulas.

Paint procedures have changed and each resident must complete and submit an Application for Painting regardless of whether or not the exterior paint colors are being changed. This will ensure the Association has a record of when painting was completed and what colors were used. Please plan accordingly. This process should take less than a week.

You do not have to obtain your paint from Dunn Edwards and we are not endorsing them exclusively. If you choose another vendor consult the Architectural Committee and they will help you to ensure that your colors are properly matched since Dunn Edwards chips cannot be read by a competitor's scanner.

SECRETARY

Marianne Bishop

This is my 13th year as your Secretary.

We had a completely new Decorations Committee redesign our Christmas display. A newly created gift replaced the tree this year and it was also the last year for the two deer that have bit the dust.

I especially want to thank all of the people that serve on the Neighborhood Watch Committee. This group delivers items to you to keep our postage at a minimum.

Another savings is our email distribution that enables us to keep you abreast of events in a timely fashion. We also use it to solicit and share useful advice between homeowners. If you aren't receiving messages from me give me a call and I will check to see if I am using the right address for you.

If you have dropped your land line in favor of cell phones make sure that you keep me in the loop so I can contact you in case of an emergency. Also if you are a part-time resident and have someone watching your home while you are away I need their name and phone number for our database.

What else happened in 2014?

- ✓ **Newsletters** – three published in March and October & December. Past issues can be found on our website!
- ✓ **Neighborhood Directory** – updated in December 2014.
- ✓ **Website - Completely** Redesigned and User friendly
Check it out: www.sivhoa.org

- ✓ **Social Events** – Thirsty Thursday has been replaced and we are now holding events at GVR Centers. We held a potluck in October, a pizza party in January and will hold the second potluck on March 27 at the Canoa Ranch patio overlooking the Santa Ritas.
- ✓ **Home Sales** - 12 homes sold in 2014. A recap of real estate transactions is included in the attachments to these minutes.

If you are bringing paperwork by and it doesn't need my immediate attention you can drop it off in the secure lock box located in my courtyard.

A listing of all standing committees are included in an attachment to the minutes.

MAINTENANCE

Ann Striker

We negotiated a 2-year contract with Felix Landscaping for 2015-16 with an annual cost of \$30,000. This does not include invasive grass program, tree trimming, utilities, other maintenance, erosion mitigation and plant replacement. The complete budget can be viewed on our website.

We revamped our lighting to LED at the entrance of Camino del sol in mid-November and realized a savings of \$65 in just 3 months in electric bills. This is not to mention projected savings in the cost of bulbs. The new LED bulbs are rated at 40,000 hours opposed to halogen bulbs that got about 1,000 hours if we were lucky.

Maintenance is broken into two sub-committees.

Road Sub-Committee

Pat Imgrund, Chair

Because we own our own streets our Reserves must be sufficient to ensure we are able to care for them in a responsible manner to make sure they last as long as possible before they need to be replaced. This committee oversees the roads, curbs, sidewalks, all road signage and reflectors. As our extensive network of streets (2.67 miles), curbs, sidewalks and drainage lines mature they will cost more to maintain. Further with our emphasis upon views, our association is less densely populated than many others in Green Valley. This means each Lot Owner carries a larger cost basis than some of our neighboring associations.

Pat Imgrund acknowledged the work of his volunteers: David Devoucoux, Gary Powers, Scott Stafford and Don White.

Some projects completed by members of the committee in 2014:

- ✓ Speed limit reduced from 25 to 20 MPH and new signs relocated
- ✓ A solid yellow stripe painted in the middle of the road at the curves where
 - 1) Meadow Ridge turns east running into Sonoran View Drive
 - 2) Sonoran View Drive turns north running into Gloria View Court, and
 - 3) Vista Ridge Drive turns south running into View Ridge Drive.
- ✓ A-1 Stripping applied the stripe detailed in 3) above as well as repainting our stop bars yellow at each stop sign.
- ✓ Replaced missing white reflectors, inventoried blue reflectors and ordered replacements from the Fire Department.

Measures a homeowner can take to reduce our maintenance costs include:

- ✓ Not parking on the sidewalk since it is not built to bear the weight of a car.
- ✓ When spraying weeds in your front yard also treat the cracks at each side of the curb and the curb alongside the asphalt. Discouraging this growth helps to maintain the seal to prevent water from undermining the street.
- ✓ Repair irrigation leaks in front yards so that water does not find a way into the street each time that a drip system operates.

Landscape Sub-committee

Ann Striker

Their role is to advise the Board on all matters pertaining to the maintenance, repair or improvement of the common areas. We are in year 2 of the 10 year plan approved by the board in October 2013. This plan is also on our website.

We are in the process of completing tree maintenance since we got a late start while deciding how to address the trees along Sonoran View Drive. We had requests to remove these trees because of view issues but have decided to trim them (per the Long Range Plan) on a yearly basis in an attempt to control their size. When a tree is removed we have been replacing them with a plant from the approved vegetation list. Some of these plants have died and will be replaced by Felix Landscaping at their expense using plants that have proved more successful. Armando Felix has completed a program to become certified by OPM to apply herbicide on noxious weeds using the 225 gallon water trailer with a gas powered pump using procedures to cleanse the water reservoir with a chemical so it can be used to water the plants during the monsoon season.

If you have questions in any of these areas feel free to contact any member of the Maintenance Committee.

PRESIDENTS MESSAGE:

Joyce Bulau

Another active year is completed for your San Ignacio Vistas board and committees.

Some of our homeowners have lost loved ones, other have moved to be closer to family and still others have relocated to La Posada for more carefree time. They will all be missed by their neighbors and friends, but with these changes comes the chance for having new neighbors and making new friends. These new homeowners have checked out other areas of Green Valley and have chosen to become part of our neighborhood so I say WELCOME!!

We have started having our neighborhood gathering outside of our homes to provide more space and less work for our homeowners. Our first this past year was held at Canoa Ranch Center on the patio. The second event was held at Canoa Hills and the response was great with around 100 people enjoying pizza and salad at a very low cost. Our third, March 27 will be held at Canoa Ranch and will be another potluck. It's great to have more space for our members to meet and enjoy time together.

All our committees had a busy year, Landscaping and Roads committees each spent time walking and reviewing conditions with the subdivision.

We received complaints on some of us driving too fast so we lowered the speed limit to 20 and installed 2 new bright yellow signs and added a long yellow strip at the curve areas on Sonoran View and View/Vista Ridge. Our finance committee reviewed our reserve accounts to make sure that we were placing our funds in secure accounts. CDs are really paying a low dividend so research is more important than ever. The Christmas decorating committee (all new group this year) did a great job.

We installed a park bench at the north corner of Gloria Vista Drive at Vista Ridge and are looking a possible site for another. We also had a combined garage sale with SIV 2 and SIV Estates in February. The traffic was pretty heavy at times even with the high winds and lower temps. I think lots of treasures were sold over the 2 days and some of you now have room for new treasures.

Of 228 homes in our subdivision there are only about 6% that are volunteering. In 2016 let's add your name to our list of volunteers on page 19.

2015-16 will find your board working on your behalf and we would really like to have some of our newer members as well as older ones come forward and join a committee. I have been your President for the past 5+ years and want to thank each of you that gave your time and effort to help make SIV a GREAT place to live. It is a pleasure working with you. It has been an interesting ride. See ya around the neighborhood.

ADJOURNMENT

The Chair thanked those attending for their participation and announced that the new board would convene immediately following the Annual Meeting. The meeting was adjourned at 2:30 PM

Respectfully submitted by
Marianne M. Bishop, Secretary

Minutes approved by the board on April 10, 2015

RECAP OF TRANSACTIONS WITH YEAR-TO-YEAR COMPARISON

YEAR	SOLD	REC'D ASKING PRICE	MULTI-LIST	* FSBO / # - FORE CLOSE	SIV AVG DOM	^^GV AVG DOM	SIV AVG SALES PRICE	^^ GV VALLEY AVG	SIV PRICE RANGE HOMES SOLD
2003	23	2	21	* 2			194,117		\$130,000 - \$291,500
2004	22	9	20	*2			242,435		\$133,900 - \$333,000
2005	16	9	14	*2			340,692		\$268,000 - \$439,000
2006	13	4	9	*4			341,756		\$259,900 - \$435,000
2007	7	1	5	*2			324,000		\$190,000 - \$458,000
2008	6	1	5	*1	111	160	334,950	199,493	\$280,000 - \$389,900
2009	8	1	8	0	173	166	218,950	177,953	\$162,900 - \$275,000
2010	10	0	9	#1	192	169	239,277	168,477	\$180,000 - \$315,000
2011	4	0	4	0	--	--	245,000	139,000	\$230,000 - \$260,000
2012	14	3	11	#1 - *2	--	--	224,536	152,191	\$109,000 - \$332,000
2013	11	0	8	0	174	--	207,125	162,214	\$119,000 - \$335,000
2014	12	0	12	0	93		213,172		\$130,000 - \$335,000

* FSBO = For Sale by Owner

Foreclosure = The only information I have for that home is the actual sales price

^^ Figures in columns headed GV taken from Green Valley News or the internet

-- DOM omitted since 2011 since the slow market has made this number irrelevant - although in 2012 five homes sold in a month or less

In 2014 one home on the market for 456 days was omitted when calculating the AVG DOM for that year.

For 2015 we already sold 8 homes as of 3-07-15

SAN IGNACIO VISTAS

12 HOMES SOLD IN 2014

		ASK	SOLD	DROP	SQ FT	PRICE PER SQ	LIST	SOLD	DOM	VIEW
1516	HIDDEN CREST	134500	130000	4500	1453	89.47	01/27/14	04/30/14	93	N
4852	DESERT SUNSET	139900	130000	9900	1292	100.62	09/25/14	11/07/14	43	P
4713	KING ARTHUR	147000	145000	2000	1292	112.23	10/25/13	01/03/14	70	Y
4728	KING ARTHUR	180000	159000	21000	1790	88.83	08/01/14	10/10/14	70	P
1632	VISTA RIDGE	179900	170000	9900	1521	111.77	12/10/13	06/12/14	184	P
4884	DESERT SUNSET	172000	170000	2000	1867	91.06	09/23/13	12/23/14	456	P
4971	HARVEST MOON	195000	185000	10000	1725	107.25	11/19/13	01/27/14	69	Y
4975	VIEW RIDGE	222500	216000	6500	1767	122.24	11/22/13	03/18/14	116	Y
5047	GLORIA VIEW CT	273900	264900	9000	2051	129.16	10/24/14	12/18/14	55	Y
4911	HARVEST MOON	295000	275000	20000	2355	116.77	01/25/14	03/27/14	61	Y
4925	MEADOW RIDGE	349900	335000	14900	2553	131.22	08/21/13	01/15/14	147	Y
1797	SONORAN VIEW	360000	335000	25000	2600	128.85	01/01/14	04/30/14	119	Y

ON THE MARKET IN 2015

8 SOLD BY 3/7/15

		ASK	SOLD	DROP	SQ FT	PRICE PER SQ	LIST	SOLD	DOM	VIEW
4895	GLORIA VIEW CT	224900	?		1723	130.53	01/22/15	03/26/15		Y
4959	GLORIA VIEW CT	215000	211000		1723	124.78	11/17/14	03/09/15		Y
4941	GLORIA VISTA		217500					01/06/15		Y
4947	HARVEST MOON	275000			2013	136.61	11/28/14			Y
1461	HIDDEN CREST	229000			1867	122.66	01/11/15			Y
4719	KING ARTHUR	259000			1806	143.41	04/04/14			P
4720	KING ARTHUR	205000			1661	123.42	01/01/15			P
4855	PRAIRIE HILLS		210000					01/28/15		Y
4867	PRAIRIE HILLS		218000		1806	0.00	05/04/14	04/07/15		Y
4879	PRAIRIE HILLS	190000			1923	98.80	01/15/15			Y
1737	SONORAN VIEW	314000	?		2338	134.30	12/05/14	03/18/15		Y
4751	VIEW RIDGE	245000	237000		1948	125.77	02/03/15	04/13/15		Y
4893	VIEW RIDGE	202500			1554	130.31	10/04/04			Y
1644	VISTA RIDGE	240000			1653	145.19	02/03/15			P
1747	VISTA RIDGE	149000	142000		1292	115.33	12/21/14	04/10/15		P
4794	VISTA RIDGE	132000			1129	116.92	01/23/15			P

NEIGHBORHOOD WATCH

AREA	WATCH CAPTAIN	PHONE
1	Jim Steffen	520-625-9288
2	Joyce Bulau	970-481-8085
3	Jan Schade	520-648-0111
4	Frank Surpless	520-399-9149
5	Eileen Ridenour	520-399-3828
6 /7	Fred Newton	520-399-3426
8	Elmer Silaghi	520-625-5843
9	Paula Leeson	701-240-4942
10	Frank & Mary Thompson	520-399-0862
11	Marianne Bishop	520-625-4924
12	Valerie Diamond	520-829-6924
13	Ron & Rose Marie Lemke	520-625-0092
14	Raymond Stone	520-393-6009
15	Gary Powers	520-505-7144
16	Gary Raff	520-403-3346
17A	Kay Koso	520-625-9409
17B	Loretta Arnholt	520-398-6878

ARCHITECTURAL COMMITTEE

Jim Callahan, Chair & Board Representative

E-mail: AC@sivhoa.org

Barry Bishop
Margaret Surpless
Marianne Bishop, Secretary

Color Consultant: Linda Nealy

AUDIT COMMITTEE

Judy Barkley, Chair

MAINTENANCE COMMITTEE

Ann Striker, Board Representative

Landscape Sub-committee: E-mail: landscape@sivhoa.org

Claude Nance, Chair
Carolyn Andersen

Eileen MacLaren
Tim Olsen
Gary Raff

Road Sub-committee: E-mail: roads@sivhoa.org

Pat Imgrund, Chair
David Devoucoux
Gary Powers
Scott Stafford
Don White

FINANCIAL ADVISORY COMMITTEE

Gary Powers, Chair
Terry Arnholt
Pat Imgrund
Kerm Jensen
Marianne Bishop, Treasurer
Joyce Bulau, President

A TRIBUTE TO OUR 2014 VOLUNTEERS

My sincere apologies if your name was inadvertently omitted

To all Homeowners who contributed in past years

YOU ARE APPRECIATED

We cannot function without you!

YOU know who you are



ANDERSEN, CAROLYN
ARNHOLT, TERRY & LORETTA
BARKLEY, JUDY
BISHOP, BARRY
BULAU, JOYCE & ROGER
CALLAHAN, JIM & NANCY
CATINO, MARY LU
CHRISTENSEN, BOB
DEVOUCOUX, DAVID
DIAMOND, VALERIE
DULANEY, JAMES & BARB
GILMORE, PAUL
GROST, MARGARET

IMGRUND, PAT & ROSIE
IRVIN, RICK
JENSEN, KERM
KOESTER, NANCI & RAY
KOSO, KAY
LEESON, PAULA & JERRY
LEMKE, RON & ROSE MARIE
MACLAREN, EILEEN
NANCE, DEBORAH
NEALY, LINDA
NEWTON, FRED
NOWAK MARY JANE
POWERS, GARY
POWERS, JACK
RAFF, GARY & PAM
RICE, DOROTHY
RIDENOUR, EILEEN

SCHADE, KATHRYN
SILAGHI, ELMER
SORENSEN, GEORGENE
STAFFORD, SCOTT
STEFFEN, JIM & KAREN
STONE, RAY & PRUDENCE
STRIKER, ANN
SURPLESS, FRANK & MARGARET
THOMPSON, MARY & FRANK
WHITE, DON