

San Ignacio Vistas, Inc.
Homeowners Association Minutes
Board Meeting – March 10, 2015
Approved: March 26, 2015

The meeting was held at 4731 S Harvest Moon Drive and there was a quorum of the board: Marianne Bishop, Joyce Bulau, Jim Callahan, Paula Leeson and Ann Striker. Also, present was homeowner Claude Nance. The meeting was called order at 9 AM.

OFFICERS' REPORTS

A. President – No report

B. Secretary

The minutes of the February 10, 2015 meeting were emailed to the board members after the meeting and were unanimously approved as distributed.

There have been approximately 130 ballots received to date, so there should be no problem with a quorum for the Annual Meeting.

C. Treasurer

The Financial statement ending February 28, 2015 was reviewed (**Attachment A**). Joyce questioned the amount in account 513.7. The treasurer assured this was an error and she would investigate and report to the board via email at her earliest.

Note: this was done on March 11, and the \$468 is the yearly fee for our storage unit. It was misapplied to account 513.7 instead of 513.6. A journal entry has since been made to correct the error.

The Vanguard brokerage account is still pending approval although we finally heard from them requesting two more documents which were faxed on March 4.

2. COMMITTEE REPORTS

A. Architectural

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

D. Maintenance

Pat Imgrund submitted the report for the Road Subcommittee

His committee has completed the following:

1. Repainted a post at the Calle Tres entrance and installed a new speed sign on that post, closer to the stop sign at the corner of Sonoran View.
2. Removed the post between the monuments at Camino del Sol and installed the new speed sign closer to the stop sign at Desert Sunset.
2. Painted two yellow stripes in the middle of the road at both the east and west ends of Sonoran View
3. Checked all of the reflectors at our curbing.

Since the blue reflectors that are located on the street by each of the fire hydrants are constantly being dislodged by vehicles driving over them the committee recommends we have the fire department be contacted to take the necessary action on these at an approximate cost of \$6 per reflector. This request will be forwarded to the fire department. (Attachment C).

The committee still has yellow traffic paint remaining after the Sonoran View project. It has been requested that their committee create a line where View Ridge turns into Vista Ridge in an attempt to slow vehicles that are making that bend since there is both an intersection into Hidden Crest Court as well as a mail box located at the bend. Don White is out of the country and this will be reviewed by the committee upon his return.

A MOTION WAS MADE SECONDED AND UNANIMOUSLY PASSED that we use yellow paint on all of the signage on our streets going forward because of visibility.

A MOTION WAS MADE SECONDED AND UNANIMOUSLY PASSED authorizing the employment of A1 Stripping to paint SLOW in the street as well as to refresh all STOP BARS.

As far as annual tree maintenance, the work on the 2nd group was completed as outlined in Attachment D in the February minutes. The trees located along Sonoran View were reviewed by 3 members of the board and it was the consensus that it would be too costly to remove these trees and impractical to plant anything else on those hillsides because of all of the rock work. The best solution would be to shape and thin the trees to improve the view from streets above and to service the trees each year at the appropriate time in order to keep them in check.

3. CONTINUING BUSINESS – None

4. NEW BUSINESS - None

5. ADJOURNMENT

With no further business to be conducted the meeting was adjourned at 10:00 AM. The next meeting will be the organizational meeting of the new board following the Annual Meeting.

Respectfully submitted,
/s/ Marianne Bishop, Secretary

3/3/2015

San Ignacio Vistas, Inc
Assets, Liabilities and Fund Balances
As of February 28, 2015

ASSETS**Current Assets****Checking/Savings**

120 · COMMERCE CHECKING

OperatingReserveTotal55,22655,226**Reserve Account**

1502 · COMMERCE RESERVE CK.

156,635

1505 - VANGUARD INVESTMENT

111,725

1506 - WASH FED RESERVE MM

95,418

1507 - WASH FED RESERVE 5-YR CD

60,000**Total Reserve Account**423,778**Total Current Assets**55,226 *423,778479,004**LIABILITIES & EQUITY****Equity**

300 · Operating Fund Balance

14,293

14,293

3000 · Reserve Fund Balance

365,315

365,315

Net Income

99,395**Total Equity**14,293365,315479,003**TOTAL LIABILITIES & EQUITY**14,293 *365,315479,003

* Difference due to rounding

San Ignacio Vistas, Inc
Budget vs. Actual
ENDING 2-28-15

	<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>
REVENUE						
400 - Assessments	114,000	114,000				
410 - Transfer and Document Fees	650	3,000				
420 - Operating Fund Interest	28	120				
66900 - Reconciliation Discrepancies	5					
	<u>114,683</u>	<u>117,120</u>				
4200 - Reserve Fund Interest			152	8,000		
Total Revenue					114,835	125,120
EXPENSE						
Maintenance						
500 - Yearly Contract	5,003	30,000				
501 - Invasive Grass	0	2,000				
502 - Tree Trimming	2,430	4,600				
503 - Utilities	35	500				
505 - Other Maintenance	3,019	2,000				
506 - Erosion Mitigation	0	5,000				
507 - Plant Replacement	0	2,200				
Total Maintenance Expenditures	<u>10,487</u>	<u>46,300</u>				
5000 - Street Repairs			189	24,000		
Administrative						
510 - Contract Service	1,900	11,400				
511 - Board	46	500				
512 - Legal	0	1,500				
513 - Communications						
513.1 - Computer and Internet	130	1,200				
513.2 - Telephone	219	1,320				
513.3 - Office Supplies	0	50				
513.4 - Printing/Reproduction	277	2,000				
513.5 - Postage/Delivery	0	250				
513.6 - Record Storage	0	460				
513.7 - Ads/Public Notice	468*					
Total 513 - Communications	<u>1,094</u>	<u>5,280</u>				
Total Administrative	<u>3,040</u>	<u>18,680</u>				
Operating						
521 - Insurance	0	3,300				
522.2 - GV Council	1,710	1,710				
523 - Taxes and Contingency	15	316				
524 - Member Socials	0					
Total Operating	<u>1,725</u>	<u>5,326</u>				
Total Expenditures	<u>15,252</u>	<u>70,306</u>			<u>15,252</u>	<u>70,306</u>
ALLOCATION						
600 - Reserve Allocation	(58,500)	(58,500)				
6000 - Operating Fund Allocation			58,500	58,500		
Excess Revenue <Expenditures>	<u>40,931</u>	<u>(11,686)</u>	<u>58,463</u>	<u>42,500</u>	<u>99,394</u>	<u>30,814</u>
Beginning Fund Balances	<u>14,294</u>		<u>365,315</u>		<u>379,609</u>	
Ending Fund Balances	<u>55,225</u> *		<u>423,778</u>		<u>479,003</u> *	

* Difference due to rounding

ATTACHMENT B

ARCHITECTURAL COMMITTEE (AC) REPORT
MARCH 2015

LOT	REQUEST DATE	REQUEST	ACTION	DATE
121	1-27-15	PAINT APPLICATION	APPROVED	2-8-15
108	2-12-15	PAINT APPLICATION	APPROVED	2-14-15
078	3-5-15	ADDITION	APPROVED	3-5-15

ATTACHMENT C

Blue reflectors in roadway that need replacing at San Ignacio Vistas

Near the following locations

-4887 S Gloria View Ct	Remove broken reflector and install new reflector
-4983 S Gloria View Ct	Install new reflector
View Ridge Dr & Sonoran View Dr	Install new reflector
4919 View Ridge Dr	Remove broken reflector and install new reflector
Prairie Hills Dr & Vista Ridge Dr	Install new reflector
1632 Vista Ridge Dr	Install new reflector
1704 Vista Ridge Dr	Remove broken reflector and install new reflector
1800 Vista Ridge Dr	Install new reflector
4733 Meadow Ridge Dr	Install new reflector
4913 Meadow Ridge Dr	Install new reflector
4900 Desert Sunset Dr	Install new reflector
4992 Desert Sunset Dr	Install new reflector