

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting – October 12, 2009
Approved by the Board: November 9, 2009

Board: Marianne Bishop, Bob Christensen, Paul Gilmore and Delores Leavitt
Homeowners: Larry Engel, Jim MacLaren, Ronni Pine and Fred Schildkraut

The meeting was called to order at 9 AM with a quorum of the board present and proceeded using the agenda as distributed.

1. CONSIDER MEETING MINUTES

A MOTION was MADE by Delores Leavitt, which was SECONDED and UNANIMOUSLY PASSED approving the minutes of the September 14, 2009 meetings as distributed.

2. FINANCIAL REPORT

A MOTION was MADE by Paul Gilmore, SECONDED and unanimously PASSED approving the Treasurer's Report, 9 months ending September 30, 2009 subject to Audit (**Attachment A**).

A MOTION was made by Marianne Bishop SECONDED and unanimously PASSED to move \$6,000 from the Compass Money Market to the reserve account at Wells Fargo.

3. OFFICER'S REPORTS

A. Secretary

We have a new owner. Paul Bulau from Fort Collins Colorado purchased 1764 West Vista Ridge Drive, to be occupied by his parents Roger & Joyce., who will be full time. They should be moving in some time in November.

A MOTION was MADE by Marianne Bishop, SECONDED and unanimously PASSED to modify the appointment of Paul Gilmore to fill the vacancy on the Board left by the passing of Lillie Hill, serving until the 2011 Annual Meeting.

A MOTION was MADE by Marianne Bishop, SECONDED and unanimously PASSED to change the board meeting dates from December 7 to December 14 2009 and February 8 to February 14 2010 and to establish the meeting schedule for 2010 to be the second Monday of each month, except for June thru August, when no meetings will be scheduled (**Attachment B**).

B. President

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED to appoint Marianne Bishop (Chair), Don Gatzke, Georgene Sorenson and Nancy Ziegler to the Nominating Committee to serve until the 2010 Annual Meeting.

4. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE

Marianne Bishop presented the report ("Attachment C")

B. MAINTENANCE COMMITTEE

Paul Gilmore presented the report for the Committee ("Attachment D")

A MOTION was MADE by Paul Gilmore SECONDED and unanimously PASSED to approve placing landscape stone around all of the mailbox pads. Total cost for the project is not to exceed \$1,000. (Attachment "E")

C. GVCCC BOARD OF REPRESENTATIVES

Bob Christensen presented the report. ("Attachment "F").

5. CONTINUING BUSINESS

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED to put the DRAFT Owners Handbook and proposed amendments to the CC&Rs before our counsel prior to the next meeting of the Board.

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED to include the Rainfall Harvesting proposal into the November Survey prior to seeking the requisite amendment to the CC&Rs.

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED to seek a water resources volunteer with our November Newsletter.

6. NEW BUSINESS - None

7. ADJOURNMENT

The meeting was adjourned at 10:05 AM. The next board meeting will held on Monday, November 9, 2009.

Respectfully submitted,
/s/ Marianne Bishop, Secretary

SAN IGNACIO VISTAS, INC.

ATTACHMENT A

Statement of Revenue, Expenses and Fund Balances				
<i>(Modified Cash Basis)</i>				
9 Months Ending September 30, 2009				
	Operating Fund		Reserve Fund	Total All Funds
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
Revenue				
Assessments	\$102,600	\$102,488	\$0	\$102,488
Transfer and Document Fees	800	1,900	0	1,900
Interest	<u>619</u>	<u>552</u>	<u>5,103</u>	<u>5,655</u>
Total Revenue	<u>\$104,019</u>	<u>\$104,940</u>	<u>\$5,103</u>	<u>\$110,043</u>
Expenses				
Maintenance Expenses	\$24,845	\$13,050	\$20,228	\$33,278
Administrative Expenses	10,789	16,186	0	16,186
Other Expenses	<u>6,857</u>	<u>6,640</u>	<u>21</u>	<u>6,661</u>
Total Expenses	<u>\$42,491</u>	<u>\$35,876</u>	<u>\$20,249</u>	<u>\$56,125</u>
Excess Revenue (Expenses)	\$61,528	\$69,064	-\$15,146	\$53,917
Reserve Allocation To (From)	<u>(46,356)</u>	<u>(40,356)</u>	<u>40,356</u>	<u>0</u>
Net Increase (Decrease) After Allocation	<u>\$15,172</u>	<u>\$28,708</u>	<u>\$25,210</u>	<u>\$53,917</u>
Fund Balances				
Beginning of Year Fund Balance		<u>\$2,321</u>	<u>\$173,038</u>	<u>\$175,359</u>
End of Month Fund Balance		<u>\$31,029</u>	<u>\$198,248</u>	<u>\$229,276</u>
Supplementary Information				
The dues assessment for 2009 was \$450 per member. \$90,000 was collected in December and the balance in 2009.				
Cash and investments total \$229,276 comprised of \$31,029 (checking & money market) in the operating account at Compass Bank and \$13,248 in cash and \$185,000 in investments in the reserve account at Wells Fargo Advisors (Formerly Wachovia/AG Edwards).				
Reserve equity totaled \$759 per member at the beginning of the year and \$870 per member at month end.				

ATTACHMENT B

SAN IGNACIO VISTAS HOME OWNERS ASSOCIATION

2009-10 MEETING DATES

CONTACT: Marianne Bishop, Secretary
625-4924 * email: info@sivhoa.org

As of 10-1-09

2009

9/14/09	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
10/12/09	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
11/09/09	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
12/14/09	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM

2010

1/11/10	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
2/14/10	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
2/23/2010	ANNUAL	Saguaro Room - Canoa Hills	9 AM to 10:30 AM
3/14/10	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
4/11/10	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
5/9/10	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
JUNE		NONE SCHEDULED	
JULY		NONE SCHEDULED	
AUGUST		NONE SCHEDULED	
9/12/10	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
10/10/10	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
11/14/10	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM
12/12/10	BOARD	4735 S Prairie Hills Dr	9 AM to 10:30 AM

ATTACHMENT C

ARCHITECTURAL COMMITTEE REPORT
October 12, 2009

The committee acted upon the following since the last meeting:

NATURE OF REQUEST: RECONFIGURE REAR PATIO WALL

LOT # 55

DATE OF REQUEST / APPROVAL 10/6/2009

Members of the Architectural Committee reviewed the status of weeds on private property. Since the last inspection most of the properties had been cared for. Because the monsoon season did not officially end until September 30, it was decided not to send emails or letters until after the October board meeting reminding owners that they need to service their property.

There has been much discussion between the Architectural Committee and RV owners regarding the rules as they relate to overnight parking and particularly the time allowed to be in front of a lot. It is apparent that we will need to amend the language in our CC&Rs in order to confirm it to the present actions, especially where the current rules are in conflict with common practice, such as parking overnight on the street.

In drafting any changes to the CC&Rs it must keep in mind that the ballot to be put to our members in January will contain the ability of our Owners to do "line-item" voting.

I am sure that this subject will be the object of many hours of discussion. The committee feels it appropriate to hand the task over to homeowners to provide recommendations for a rule that would be acceptable to all parties. It is important that this is done prior to the next board meeting so that any proposed changes to the CC&Rs as well as the rule itself can be reviewed by our legal counsel.

Larry Engel has accepted the task of chairing this study group consisting of both RV owners as well as some homeowners that do not have this type of vehicle so that we have a balance of ideas and input. The committee has asked to have recommendations in 2 weeks so that there will be time for committee and legal review prior to our publishing the November newsletter.

ATTACHMENT D
SIV MAINTENANCE COMMITTEE MEETING
OCTOBER 7, 2009

Present: Rob Alstaetter, Bob Hill, Eileen MacLaren, Paul Gilmore, and Rick Irvin

Rob Alstaetter presented a report on the three special projects that were completed since our last meeting.

Wall Repair and Painting in 4 parking areas	\$1,138.41
Decorative Rock on Sonoran View Drive and 2 mailbox sites	\$1,719.47
Planting of 14 experimental plants on View Ridge Drive	\$ 437.00

Paul Gilmore led a discussion on rocking around the remaining mailbox locations.

It was agreed he would make a request to the Board for funds up to \$1,000 to do the work.

We reviewed the status of general landscaping by Santa Rita Landscaping. The general feeling is that they are doing a good job and the property is in much better shape than the last few years. We will be reviewing their progress and make sure that all areas, including the exterior, are covered in the next month. The contract for next year will be reviewed at our next meeting.

Rick Irvin reported that there are no road projects scheduled for next year. Paul Gilmore mentioned that there are at least two places where construction project debris has marked the road. The areas will be reviewed and discussed at the next meeting.

The Annual Tree Trimming/Removal project was then discussed. Specific requests from homeowners must be submitted no later than October 31st. The Maintenance Committee will review all the requests at our next meeting on November 4th.

All necessary review will be completed over the next 2 weeks and the project will be either late November or early December. Rick Irvin will contact La Sierra Ranch Tree Service to establish a proposed schedule and price.

The next meeting will be November 4th. Our next official meeting will be in the fall, at a date to be determined. The meeting was adjourned.

Submitted by Rick Irvin

Respectfully submitted – Rick Irvin

ATTACHMENT E
SAN IGNACIO VISTAS
OPERATING FUNDS - PROJECT REQUEST
October 12, 2009

PURPOSE OF FORM: The purpose of this form is to provide enough information for the Board to determine if the project should be approved.

NAME OF SUBMITTER: Paul Gilmore, Board Rep to Maintenance Committee

PROJECT DESCRIPTION:

Place landscape stone around all of the mailbox pads to control weed growth as well as cover bare dirt that could become muddy during monsoon season.

LIFE EXPECTANCY: Maximum: 15 + years Minimum:

ESTIMATED COST OF PROJECT:

Maximum Cost: \$1,000 Minimum Cost:

What could cause the costs to increase or decrease from the estimate? Depth of stone applied and area covered around mailboxes.

ESTIMATED TIME TO COMPLETE

What is the estimated length of time to complete the project? One day

What is the expected start date? Sometime during October 2009

PROPOSED VENDOR(S): Who are the proposed vendor(s)?

Felix Landscapers to distribute and spread stone, and whoever they select to supply the landscape stone.

How was the vendor selected? Felix was the lowest bidder for spreading stone for the Sonoran View project.

Which other vendors were considered? None. Felix was the most reasonable bid for the last project done in September.

FOR BOARD USE:

Approved Date: _____ Actual cost: _____ Start Date: _____ End Date: _____