

San Ignacio Vistas, Inc.
Homeowners Association Minutes Board
Meeting – October 14, 2019 Approved via
email on October 16,2019

The meeting was held at Canoa Rec Center - Mesquite Rm. A quorum of the board was present: Marianne Bishop, Eileen Ridenour and Glen Seela.

Joyce Bulau, Chair of Maintenance and Armando Felix, Landscape Contractor

Homeowners: Nancy Engel and Jim & Evie Parker

The meeting was called to order at 9:05 AM.

1. ARCHITECTURAL COMMITTEE – Marianne Bishop

Pat Kelly, Chair was unable to attend. Monthly Report (Attachment A)

2. LANDSCAPE SUBCOMMITTEE – Joyce Bulau

Armando Felix attended the meeting and updated the board regarding progress and plans for the balance of 2019. Joyce presented Armando with the report to the board of things that need to be accomplished. (Attachment B)

We have completed most tree trimming but there are some trees on del Sol and Gloria View Court that need addressed. The Owner at 5023 has repeatedly asked us not to trim the trees behind their home and only now is requesting that they be addressed. The trees are so large because we were prevented from trimming since 1998. The cost is expected to be greater since removal of waste is difficult because of access to the street. Therefore this homeowner will have to bear most of the expense incurred to complete this.

3. SECRETARY

To date we have had 11 homes sell in 2019.

Eileen Ridenour and Pat Kelly's terms are up in 2020. We need to know if they are willing to stay on the board or if we need to find replacement(s) to appoint or put on a ballot for the annual meeting.

The following dates have been confirmed by GVR for our 2020 board/annual meetings:

Board Meetings: January 13, February 10, October 12 and November 19

Annual Meeting: March 5 Lunch Noon to 3 PM

The next social event scheduled for homeowners is a lunch to be held on December 14.

The secretary has requested quotes from Sweet Peas Catering and The Greens and a flier will be sent to homeowners soon, so they can put it on their calendar.

4. PRESIDENT

A homeowner installed some of their irrigation line on common property. This was done without board approval. Our attorney prepared an agreement that must be executed by this Owner and recorded to assure that a new Owner is aware of this situation.

If the Owner refuses to sign the agreement the irrigation line must be removed. The fee for preparation of the agreement is to be reimbursed by the Homeowner whether he accepts the agreement or not.

5. **TREASURER**

A financial statement ending September 30, 2019 was reviewed. Attachment C
The draft budget for the Operating Budget for 2020 was reviewed and will need input
from the Road Committee for the Reserve expenditures. This will be an item for the
November board meeting. Attachment D

6. **CONTINUING BUSINESS**

We contacted homeowners at lots 100 and 101 and neither of them was in favor of
placing a shelter over the bench between their property.

The search for a candidate to train as a replacement for Marianne Bishop in her capacity
as Owner of Reliable Secretary Services is ongoing. Joyce Bulau suggested someone
employed part-time GVC. She is looking to supplement her income as she is a single
mother. Joyce is impressed with her work ethics. She will be contacted to determine
her interest in working on the 2020 assessment mailing, phone book preparation and
gradually transitioning into Marianne's position.

7. **NEW BUSINESS - None**

8. **ADJOURNMENT**

With no further business to be conducted the meeting was adjourned at 10:40 AM. The
next scheduled meeting is November 11, 2019 to be held at the Canoa Hills Center in
the Mesquite Room starting at 9 AM.

Respectfully submitted,
/s/ Marianne Bishop, Secretary

ATTACHMENT A
ARCHITECTURAL COMMITTEE (AC)
OCT 2019

Since the last Board meeting there have been 68 homeowners that have repainted their homes. Two dishes were approved, 1 flagpole, 2 homes repainted their parapet walls, 1 rolling shutter, One homeowner replacing flagstone with pavers along the driveway and 1 homeowner enclosed their back patio and made it into a room addition.

Pat met with a new homeowner on View Ridge. The homeowner asked if they would be allowed to put an inground pool in their backyard. This home has no access to the backyard, except from the common area from the street below. We will be working with him in the spring. He was told he will have to sign an agreement to return the common area to the same condition after his construction that it was before he started. Photos will be required before and after construction.

LOT	REQUEST DATE	REQUEST	ACTION
009	4/19/2019	PAINT APPLICATION	APPROVED
011	6/7/2019	PAINT APPLICATION	APPROVED
013	6/21/2019	PAINT APPLICATION	APPROVED
016	6/13/2019	PAINT APPLICATION	APPROVED
021	3/7/2019	PAINT APPLICATION	APPROVED
023	9/15/2019	PAINT APPLICATION	APPROVED
028	5/20/2019	PAINT APPLICATION	APPROVED
033	4/29/2019	PAINT APPLICATION	APPROVED
035	7/2/2019	PAINT APPLICATION	APPROVED
036	5/10/2019	PAINT APPLICATION	APPROVED
037	6/6/2019	PAINT APPLICATION	APPROVED
045	5/29/2019	PAINT APPLICATION	APPROVED
049	3/30/2019	PAINT APPLICATION	APPROVED
051	3/30/2019	PAINT APPLICATION	APPROVED
052	4/9/2019	PAINT APPLICATION	APPROVED
055	9/15/2019	ANTENNA	APPROVED
066	3/13/2019	PAINT APPLICATION	APPROVED
067	3/25/2019	PAINT APPLICATION	APPROVED

ATTACHMENT A
ARCHITECTURAL COMMITTEE (AC)
OCT 2019

LOT	REQUEST DATE	REQUEST	ACTION
070	5/17/2019	PAINT APPLICATION	APPROVED
071	5/2/2019	PAINT APPLICATION	APPROVED
075	6/1/2019	PAINT APPLICATION	APPROVED
076	4/15/2019	PAINT APPLICATION	APPROVED
077	4/5/2019	PAINT APPLICATION	APPROVED
081	6/7/2019	PAINT APPLICATION	APPROVED
085	6/1/2019	PAINT APPLICATION	APPROVED
086	3/27/2019	PAINT APPLICATION	APPROVED
089	4/4/2019	PAINT APPLICATION	APPROVED
092	4/25/2019	PAINT APPLICATION	APPROVED
092	2/9/2019	DISH	APPROVED
094	4/19/2019	PAINT APPLICATION	APPROVED
095	4/15/2019	PAINT APPLICATION	APPROVED
099	6/1/2019	PAINT APPLICATION	APPROVED
103	2/26/2019	PAINT APPLICATION	APPROVED
108	3/4/2019	PARAPET WALLS – NEW AC	APPROVED
145	3/26/2019	PAINT APPLICATION	APPROVED
150	4/30/2019	PAINT APPLICATION	APPROVED
151	5/10/2019	PAINT APPLICATION	APPROVED
154	1/16/2019	PAINT APPLICATION	APPROVED
155	7/9/2019	PAINT APPLICATION	APPROVED
157	4/4/2019	PAINT APPLICATION	APPROVED
158	3/30/2019	PAINT APPLICATION	APPROVED
160	5/2/2019	PAINT APPLICATION	APPROVED
161	3/16/2019	ROOF COATING – PAINT PARAPET WALLS	APPROVED
164	5/14/2019	PAINT APPLICATION	APPROVED
167	5/15/2019	PAINT APPLICATION	APPROVED
170	9/30/2019	PAVERS ALONG DRIVEWAY	APPROVED
176	6/1/2019	PAINT APPLICATION	APPROVED
180	3/30/2019	PAINT APPLICATION	APPROVED
185	3/25/2019	PAINT APPLICATION	APPROVED
186	8/12/2019	ROLLING SHUTTERS	APPROVED
186	4/4/2019	PAINT APPLICATION	APPROVED

ATTACHMENT B

SIV LANDSCAPING REPORT
BOARD MEETING October 14, 2019

GENERAL NOTES

- 1) A cement table and two benches were purchased thru Craig's List and placed at the north end of Meadow Ridge to replace one bench that was moved to the south end of Gloria View Ct.
- 2) Benches have been placed at the south and north ends of Gloria View Court (one moved from Meadow Ridge and the other was purchased from Home Depot.
- 3) This fall we will be starting the perimeter clean up on del sol this at the south end of the main entrance and working counterclockwise toward Calle Tres, going east behind the homes on Sonoran view then north behind Gloria View Ct and then west along Demetri Wash behind the homes on Vista Ridge Drive.
- 4) The interior streets will have the tall grasses cut down, hopefully by Mid to late November.
- 5) The Endcap on Vista Ridge between Gloria Vista and Prairie Hills has been completed. Much of the gravel used was donated by one of our homeowners which was a cost savings for SIV
- 6) This monsoon we concentrated on maintaining the endcaps along Vista Ridge and both entry areas since we spent a great deal of time and money getting these areas landscaped.
- 7) We have been spraying for buffelgrass, but our committee representative said there is still much that remains.
- 8) 15 Bird of Paradise plants were added to the north endcap of Harvest Moon and watered from May thru the beginning of October to establish the plants.

ITEMS TO BE ACCOMPLISHED, BY STREET

HIDDEN CREST: weeds along the stone drain area

LOWER MONUMENT ENTRY:

General clean up cutback bushes on the west side that are blocking the view of traffic

FOUR CORNERS- INTERSECTION SONORAN AND VIEW RIDGE:

The area above the stones next to 4983 Harvest Moon needs weeds removed and spray the stoned areas for weeds

LANDSCAPED CORNER OF GLORIA VIEW CT& SONORAN VIEW:

- 1) Add stone for a walkway between the curb to bench,
- 2) remove 3 Large rocks and put them in an endcap location to be determined
- 3) remove the brittle bushes above the south parking area

ATTACHMENT B

GLORIA VIEW CT

- 1) General cutting and cleanup
- 2) large bush across from 4919 remove at the turn around

VIEW RIDGE:

- 1) Extra attention to the mailbox areas, general weeds, drainage area
- 2) Clean out weeds and trash
- 3) East side clean out brittle bush next to 4799 this area was weed wacked and I think maybe we should go farther back from the street after looking at this Area again.
- 4) Treat standing water for mosquitos approximately across from 4902 -- 4967

HARVEST MOON:

- 1) General clean up
- 2) Remove some of the brittle bushes,
- 3) clean out the rock drains area for better drainage
- 4) spray them again

PRAIRIE HILLS:

general clean up on hillside

GLORIA VISIA:

street looks pretty good

MEADOW RIDGE:

- 1) remove brittle bushes from the open area at the north end next to 4780
- 2) Open area behind 4891 Desert Sunset needs attention and clean up
- 3) Behind 4925 – remove the Desert Broom in the Agave plant (to save the plant) and move the Agave toward the drainage area and on level ground.

UPPER ENTRY:

Normal clean up

DEL SOL:

- 1) Need to trim the large trees up from the ground on the south side of entry
- 2) should we be thinking about spraying all our rocky areas? – Armando???
- 3) 4820 Desert Sunset requested clean up behind his home
- 4) 4836 Desert Sunset would like 2 of the trees closest to his house trimmed down, and one of the large cacti behind his home has pack rats.

ATTACHMENT C

San Ignacio Vistas, Inc.

Balance Sheet

As of September 30, 2019

4:53 PM
10/2/2019
Cash Basis

Current Assets	<u>OPERATING</u>	<u>RESERVE</u>	<u>TOTAL</u>	<u>GAIN/(LOSS</u>
120 · COMMERCE CHECKING	14,035			
120.1 COMMERCE CD 10/25/19 APY 2.15%	50,622			
1502 · COMMERCE RESERVE		50,253		
1507 · WASH FED 5yr 2/13/20 APY 1.95%		65,615		
1510 · WELLINGTON -VWENX (MV=75,111.62)		63,883		11,711
1511 · VANGUARD - MM		9,899		
1512 · 1512 VANGUARD - WTSAX (MV=40,621)		32,819		7,988
1513 · WELLS FARGO CD 3-30-20 2.55%		240,000		
1514 · BMO-11 MO CD 6/2/20 APY 2.40%		105,137		
	<u>64,657</u>	<u>567,606</u>		
Due to Reserve Fund	<u>(10,000)</u>	<u>10,000</u>		
	<u>54,657</u>	<u>577,606</u>	<u>632,263</u>	<u>19,699</u>
FUND BALANCES				
300 · Operating Beginning Balance	21,668		21,668	
3000 · Reserve Beginning Balance		545,767	545,767	
Net Increase/(Decrease)	<u>32,989</u>	<u>31,839</u>	<u>64,828</u>	
TOTAL LIABILITIES & FUND BALANCES	<u>54,657</u>	<u>577,606</u>	<u>632,263</u>	

	Operating		Reserve		Total Income	
	Actual	Budget	Actual	Budget	Actual	Budget
Income						
Operating Revenue						
400 · Assessments	82,120	82,120	41,000	41,000		123,120
410 · Transfer and Document Fees	3,000	3,600				
420 · Operating Fund Interest	704	130				
430 · Other Income		0				
Total Operating Revenue	85,824	85,850				
Reserve Fund						
4200 · Interest & Dividends			9,025	11,000		
Expense						
Operating						
Maintenance Expenditures						
500 · Yearly Contract	30,000	40,000				
501 · Invasive Grass	1,200	3,000				
502 · Tree Trimming	2,028	5,000				
503 · Utilities	240	550				
505 · Other Maintenance	969	4,000				
506 · Erosion Mitigation	0	3,000				
507 · Plant Replace	1,449	2,500				
5000 · Street Repairs			10,383	14,000		
5006 · Erosion Mitigation			7,803	10,000		
Total Maintenance Expenditures	35,886	58,050	18,186	24,000		
Administrative						
510 · Contract Service	10,035	13,400				
511 · Board	332	500				
512 · Legal	75	1,500				
513 · Communications						
513.1 · Computer/ Internet	1,717	1,500				
513.2 · Telephone	751	1,400				
513.3 · Office Supplies	32	50				
513.4 · Printing/Reproduction	215	2,300				
513.5 · Postage/Delivery	156	300				
513.6 · Record Storage	588	540				
Total 513 · Communications	3,459	6,090				
Total Administrative	13,901	21,490				
Other Operating						
521 · Insurance	0	3,500				
522 · Membership Fee - GVC	2,166	2,170				
523 · Taxes and Contingency	882	600				
Total Other Operating	3,048	6,270				
Total Operating	52,835	85,810				
Total Expense	52,835	85,810	18,186	24,000		
Net Income	32,989	40	31,839	28,000		
Beginning Fund Balance	21,668	17,891	545,767	505,413		
	54,657	17,931	577,606	533,413	632,263	595,537

2019 BUDGET

2020 PROPOSED BUDGET

2019 Dues = 540/ lot

2020 Dues = 553/ lot

\$123,000

\$126,084

Income	2019 BUDGET			2020 PROPOSED BUDGET		
	OPERATING	RESERVE	Comments	OPERATING	RESERVE	Comments OR +/-
Operating Revenue						
400 · Assessments	82,100	41,000	123,100	83,484	42,600	126,084
410 · Transfer/Doc Fees	3,600		12 houses	3,600		12 houses
420 · Operating Fund Interest	130	11,000		130	11,000	
Total Operating Revenue	85,830	52,000		87,214	53,600	
Total Income						
Expense						
Operating						
Maintenance Expenditures						
500 · Yearly Contract	40,000		SAME AS 2018	40,000		SAME AS 2019
501 · Invasive Grass	3,000			4,000		\$ 1,000
502 · Tree Trimming	5,000			4,000		\$ (1,000)
503 · Utilities	550			550		
505 · Other Maintenance	4,000			4,000		
506 · Erosion Mitigation	3,000			3,000		
507 · Plant Replace	2,500			2,500		
5000-Street Repairs		14000			425,209	10 LOCATIONS
5006 - Erosion/ 5004-Other Maint		10000	Endcap PH		2,000	treat weeds at curbs
Total Maintenance Expenditures	58,050	24,000		58,050	427,209	
Administrative						
510 · Contract Service	13,400			13,716		\$ 316
511 · Board	500			500		
512 · Legal	1,500			1,500		
513 · Communications						
513.1 · Computer/Internet	1,500			2,000		\$ 500
513.2 · Telephone	1,400			1,400		
513.3 · Office Supplies	50			50		
513.4 · Printing/Copy	2,300			2,300		
513.5 · Postage/Delivery	300			300		
513.6 · Record Storage	540			588		\$ 48
Total 513 · Communications	6,090			6,638		\$ 548
Total Administrative	21,490			22,354		\$ 864
Other Operating						
521 · Insurance	3,500			3,500		
522 · Membership Fee - GVC	2,170			2,170		
523 · Taxes and Contingency	600			600		
Total Other Operating	6,270			6,270		
Total Operating	85,810			86,674		\$ 864
Profit or (Loss)	20	28,000		540	(373,609)	\$ 520