

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting
July 12, 2004

Present: Marianne Bishop, Doug Cameron, Robert Cohen, Gorman Fisher, Linda Gregory and Ron Sorenson Homeowners present included John Jones, Eileen MacLaren, Ann Noe and Bob Puttock. The president asked if anyone wanted to speak prior to the meeting then stated that, after being recognized, questions or comment would be taken during the meeting but should be as brief and concise as possible and pertain to the subject at hand. The meeting was called to order at 9:00 a.m. using the agenda as published.

1. Reading of the Minutes:

The Minutes of Board Meeting of June 7, 2004 were approved as distributed.

2. Officers Reports

a. Secretary

- Coordinated mailing of President's letter
- There was one new homeowner since the last meeting.

b. Treasurer

The Treasurer presented the Statement of Financial Condition as of 6/30/2004. A motion was made to accept the report, subject to audit and it is included as Attachment "A" to the minutes. The Treasurer advised that she had just received a check from our attorney satisfying our only outstanding lien and that the money will be deposited into our reserves.

c. President

There have been many positive remarks about the web site and many homeowners seem pleased with recent changes in policy.

3. Committee Reports

a. Maintenance Committee

The Maintenance Committee has interviewed other arborists attempting to lower costs for work requested by homeowners. Letters have been written advising the homeowners of what is being done.

The committee was favorably impressed by The Groundskeeper Tree Services and will probably be hiring them to do some tree work in the subdivision.

When the MC receives a request to have a tree in a common area cut down or heavily pruned they are now trying to involve all adjacent homeowners closest to these trees to get their input on how best to handle the request. Recently the AC had a call about several trees blocking the view of a homeowner. When they contacted the adjacent homeowner to tell them a decision was being made to cut down trees near their back wall they offered to pay to have the trees trimmed

in order to be able to keep them and still maintain their neighbor's views. They said they would pay for this pruning as long as they are able because they felt so strongly about keeping the trees.

Projects currently underway:

- contacting other close HOA's as to how they are handling common area trees and the MC will make their report available as soon as it is complete.
- putting together a map of all common areas in order to define the areas we are responsible for maintaining.
- recycling cactus pads pruned from other common area plants or donated by homeowners to be transplanted in order to enhance other common areas.
- Linda found the inventory of interior common area trees that was created by Vernon Kliewer. We presently have 154 trees and that figure will be used to budget for annual maintenance.

Doug Cameron is the new board representative to the MC replacing Linda Gregory.

b. Architectural Committee

Bob Puttock presented the report. The AC met on June 29 with half of the committee present. Those in attendance feel that the ramada rules are overly restrictive. Ron Sorenson and John Jones spoke about the need to follow all rules currently in place. Doug Cameron suggested that if it is the consensus of the current committee that the rules need changed they should make necessary changes and bring them to the Board for action.

The committee has been holding some requests awaiting finalization of rules. Since most of the requests are over a year old they are being returned for re-submission.

4. Continuing Business

a. Palm tree exemption - letters lifting the moratorium

A draft letter was prepared by Gorman Fisher and revised by Tanis Duncan to lift the moratorium imposed by the board in February. Ron Sorenson thinks that this letter is in conflict with her original opinion letter. It was decided to delay sending the letter until Ron Sorenson and Gorman Fisher can hold a conference call with Tanis to discuss these inconsistencies prior to next month's meeting.

b. Common area resolutions

- (1) common area maintenance and
- (2) homeowner/homeowner's agent interference with common areas

After a lengthy discussion it was decided to handle this issue by revising the present Homeowner Association Rules to incorporate all of the issues included in two proposed resolutions. Ron Sorenson agreed to take on the task of drafting proposed language to be considered at the next board meeting.

Linda expressed the need to hold a study session and suggested we post a questionnaire on the website as well as send it to all of our homeowners which would help to prepare for that session.

This study session should be held as soon as practical in order to include part-time residents and before the board makes any final decisions about common area maintenance.

c. Safe

Bob, Doug and Marianne investigated the purchase of a safe via the internet, at Costco and from several vendors in Tucson. It appears that the best deal is a 700 pound scratch and dent which is fully functional and covered by original warranty. This safe is 2-hour fire rated and has the largest capacity. The outside dimensions are 33" x 28" x 29" and it has one interior shelf. The original price was \$1438 and Doug was quoted \$1050 which includes tax and delivery. It was recommended that our computer back-up media should still be kept in a safety deposit box because of the possibility of melting in case of a fire. Once the safe is delivered we can downsize our safety deposit box as it will only be used for computer media.

Doug Cameron made a motion that SIV purchase the safe from Safes Unlimited, seconded by Gorman Fisher. The vote to purchase the safe was unanimous.

5. New Business

Ron made the observation that the document entitled "CC&Rs – What are They?" that appears on the SIVHOA website has two statements that need qualifying in order to comply with our rules and regulations. These statements are:

- No owner may repaint his/her home an unauthorized color unless the HOA Architectural Committee has approved the color.
- All architectural matters within the HOA shall be subject to the discretionary review of the Architectural Committee. All decisions of such Architectural Committee are final.

Since there are no unauthorized colors allowed in SIV and AC decisions may be appealed to the BOD the document as posted should be modified to better reflect our CC&Rs.

6. Adjournment

The meeting was adjourned at 10:35 AM.

Respectfully submitted,

/s/

Marianne Bishop, Secretary

These minutes were approved by the board on August 2, 2004.

ATTACHMENT 'A'

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

Statement of Financial Condition

6/30/2004

2004 Assets and Liabilities

Assets

Operating Funds	42,718.82
Reserves (Face Value)	<u>128,562.59</u>
Total	171,281.41

Liabilities

2005 dues paid in advance	-
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2004 Income and Expenditures

Income

Dues	69,996.00
Operating Funds Interest	146.19
Reserve Interest	2,249.36
Other Income: Reserves	<u>11,741.53</u>
Total	84,133.08

Expenditures

Operations Expenses	22,022.93
Reserve Projects	<u>79,131.84</u>
Total	101,154.77

Homeowner's Reserve Equity

Total Reserve Equity	128,562.59
Reserve equity, per member	563.87

Unaudited