

San Ignacio Vistas, Inc.
Homeowners Association
Regular Board Meeting Minutes
July 7, 2003

Present: Linda Gregory, Arlene Haugan Vernon Kliewer, Ron Sorenson and Marianne Bishop

There were no homeowners present and the president called the meeting to order at 9:00 a.m.

The meeting proceeded using the agenda dated July 7, 2003 for the Regular Meeting with the addition of an Executive Session after the reading of the minutes.

1. Reading of the Minutes:

The minutes of the Regular Meeting of May 7, 2003 were unanimously approved as read.

At 9:15 am the board entered executive session and reconvened at 9:30 am.

2. Officer's Business

A. Treasurer

Arlene Haugan presented the current Balance Statement; her report was accepted for future audit. It is included as "Attachment A" to these minutes. The Treasurer stated she has contacted Marvin Kreider in an effort to obtain the Audit Committee report.

B. President

Vernon Kliewer and Linda Gregory attended a meeting sponsored by GVCCC on July 2 held at the Canoa Recreation Center. The meeting was called to encourage more communication between the GVCCC and HOAs.

Linda was appointed to work with Gene Bengston (Neighborhood Watch Chairman) on the Homeland Security Project.

The board was instructed to convey to homeowners, if asked, that erosion work is being done in stages. Until we have monsoon rain it will be impossible to determine the need for further control and to judge effectiveness thus far. It was the general consensus that work completed was excellent.

Our attorney has written a letter to the owners of Lot 140 that the Association will be maintaining the property behind their rear patio wall as common area. The Association requested the attorney to write this letter since there was no response to two different letters from the Board nor has there been a response to the Attorney's letter.

3. Old Business

Ron Sorenson reported on revisions to the CC&R's. He and damon Patton have met several times and presented two drafts dated June 27, 2003 (one being a clean revised copy and the other the original Amendment of September 1, 1995 with editorial marks). These drafts will be given to Tanis Duncan. Tanis will be directed to return a marked copy with her comment as well as answers to the two pages of questions. All Board members are to study this draft carefully and bring their comments to the next board meeting.

4. New Business

A. Rights & Responsibilities for Better Communities

The president distributed a communication published by the Community Associations Institute titled "Rights and Responsibilities for Better Communities."

The president presented the following resolution:

Whereas, Article VI, Sections 1 and 2 of the Bylaws of San Ignacio Vistas, Inc. ("Bylaws) assign the Board of Directors ("Board") all powers and duties necessary for the administration of the affairs of San Ignacio Vistas, Inc. Homeowners Association ("Association");

Whereas, The Board may do all such acts and things, except those matters that the Board is prohibited from doing by law, the Amended and Restated Declaration of Establishment of Covenants, Conditions and Restrictions for San Ignacio Vistas, the Bylaws and the Articles of Incorporation;

Whereas, The directors shall exercise their powers and duties with due diligence, in good faith and in the best interests of the Association and its members;

Whereas, The Board of Directors wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

Whereas, The Board has determined that it is in the best interests of the Association and the Association's members to adopt *Rights and Responsibilities for Better Communities*; therefore,

Resolved, that the Board of Directors hereby adopts *Rights and Responsibilities for Better Communities*, as a guide to the relationship between the Association and its members.

This motion was approved unanimously and a copy of Rights and Responsibilities for Better Communities, as well as the adopted resolution will be distributed to all Homeowners with the Newsletter, scheduled to be mailed in July and will be filed in the SIV safe deposit box.

B. Policy for repainting SIV Homes and Trim

The chair introduced and made the following motion, which was properly seconded.

It is moved the "POLICY FOR REPAINTING OF SIV HOMES AND TRIM" as published in the Minutes of the Annual Meeting of Homeowners, February 18, 2003, and as submitted to the secretary as Approved on 5/12/03, be correctly renamed to be **RULES FOR REPAINTING OF SIV HOMES AND TRIM** as authorized by the CCC&Rs, Article XII, Sections 12.1 and 12.2.

After discussion, the motion was approved unanimously.

C. Security/metal door regulation

The chair introduced and made the following motion, which was properly seconded.

It is moved that "Security/metal doors shall be painted one of the official colors in a flat low sheen paint, unless they are all black, in which case they are to be in a flat or low sheen paint be changed to read **Security/metal doors, gates and railing shall be painted one of the official colors in a flat low sheen paint unless originally black or some other color in which case they are to be in a flat or low sheen paint.**

This motion was approved unanimously.

After discussion it was determined that the Rules for Repainting of SIV Homes and Trim as well as any other Rules promulgated by the Architectural Committee should bear the signatures of the people that approved said Rules.

Ron Sorenson suggested that the Secretary of the AC certify members participating in the adoption of Rules; he will work with the committee to revise to incorporate the changes recommended by the Board.

D. Architectural Committee membership

The chair introduced and made the following motion, which was properly seconded.

It is moved that the AC be reorganized as authorized by the CCC&Rs, Article XII, Section 12. 1, and reinforced by Section 12.9, to consist of a minimum of three (3) members appointed by the Board; one member of which is to be a Board member and at least one homeowner other than a Board member and (2) that the Board appoint seven (7) non-voting committee members who are SIV homeowners to provide counsel and advice to the AC.

By consensus, this motion was tabled until consultation with Tanis Duncan to provide additional information.

E. Rules for Antenna Installation, Maintenance and Use

The Board adopted a set of rules governing antenna installation maintenance and use. The original copy, signed by the President and the Secretary are in the safety deposit box. A copy of these rules and related documents will be mailed with the July newsletter to every homeowner as well as being placed in the SIV safe deposit box.

F. Architectural Committee Rules Covering Ramadas

The Board discussed and made several recommendations to representatives of the AC regarding rules covering ramadas. The representatives were instructed that, upon the committee's adoption of Rules Covering Ramadas, the committee is to give the President a copy so that he can send it to our Attorney for her review.

G. Complaint regarding an installed TV antenna

The Board advised the co-chair of the AC committee that considering OTARD Rules relating to installation, maintenance and use of antennas that the antenna referred to in the complainants' letter is in compliance with OTARD rules.

5. Adjournment

The meeting was adjourned at 11:20 am.

Required:

- a. Contact Marvin Kreider in an effort to obtain the Audit Committee report
 - b. Linda - work with Gene Bengston (Neighborhood Watch Chairman) on the Homeland Security Project.
 - c. All Board members are to study draft of revision to CC&R's prior to next board meeting.
 - d. Distribute newsletter to Homeowners with:
Rights & Responsibilities for Better Communities
Rules for Antenna Installation, Maintenance and Use and place both in safe deposit box
 - e. Ron will work with the AC to incorporate the changes recommended by the Board for Policy for repainting SIV Homes and Trim as well as Security/Metal Door Regulation
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Approved by the Board on : 8-4-03

Marianne Bishop, Secretary

ATTACHMENT 'A'

**SAN IGNACIO VISTAS, INC
HOMEOWNERS ASSOCIATION**

Balance Sheet*

7/2/03

| ASSETS | |
|----------------------------|---------------------|
| Checking/Savings | \$ 27,246.01 |
| Capital Reserves | \$161,251.80 |
| Nonannual Maintenance Fund | \$ 5,624.71 |
| Total | \$194,122.52 |
| LIABILITIES | |
| Operating Fund--budgeted | \$ 27,246.01 |
| Capital Reserves | \$161,251.80 |
| Nonannual Maintenance Fund | \$ 5,624.71 |
| Total | \$194,122.52 |

| Income/Expense Statement* | |
|----------------------------------|---------------------|
| 7/2/03 | |
| Income | \$ 68,600.48 |
| Expense | \$ 41,354.47 |
| BALANCE | \$ 27,246.01 |

*Subject to audit.