

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting
December 5, 2005

APPROVED BY THE BOARD ON JANUARY 9, 2006

Present: Marianne Bishop, Doug Cameron, Gorman Fisher, Linda Gregory, and Ron Sorenson;
George Jones, chair MC

The meeting was called to order at 9:05 AM, using the agenda distributed.

1. Reading of the Minutes

The draft minutes of the November 7, 2005 Meeting were distributed to the Board via email.

Doug Cameron made a motion to approve the minutes as submitted, seconded by Ron Sorenson. All members were in favor.
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2. Officers' Reports

A. Secretary

- No report received from LMR; they never acknowledged the letter of dismissal.
- CondoCerts - our governing documents have been posted and fees established.
- After receiving instruction at the Computer Club the Secretary has been maintaining the website.
- The Saguaro Room at Canoa Recreation Center has been reserved from Noon to 4 p.m. Thursday, February 16. Last year we received comment about starting the meeting earlier than 2 PM. The Secretary suggested registration between Noon and 12:45 p.m. with a call to order at 1 p.m. All were in favor.
- The mailing of the ballot for approval of the Amended CC&Rs will be made prior to December 31st to take advantage of lower costs since postage rates go up on January 1, 2006.

Establish a "Record Date" for homeowners eligible to vote at the Annual Meeting

The Secretary suggested setting Monday, January 16, 2006 as the "Record Date". Ron Sorenson made the following Resolution:

RESOLVED that the record date for purposes of entitling homeowners to notice of meeting and eligibility to vote at the Annual Meeting will be 5 p.m. on Monday, January 16, 2006. None opposed.

B. Treasurer

The Treasurer distributed the Financial Report as of November 30, 2005. A motion was made and seconded to accept the report, subject to audit, (Attachment "A").

C. President

The President recognized Ron Sorenson for all of the invaluable work he has put forth through several boards in order to bring the Amended CC&Rs to the members for vote.

She also recognized Gorman Fisher for stepping up to fill the position of Chairman of the Architectural Committee until a replacement could be found for Susan Trecartin.

3. Committee Reports

A. Maintenance Committee

George Jones presented the MC report. See "Attachment B".

Gorman asked that a statement be placed in the next newsletter regarding the fact that weed whackers could kick up stones causing potential damage to vehicles parked on the street and that it would be wise to put your car in the garage when maintenance is being performed on the common area near your property.

There was discussion regarding evidence of illegal immigrant activity on Gloria View Court and View Ridge Drive. Border Patrol has suggested that we call 911 and not the border patrol number. The website will be changed to remove the reference to the border patrol number.

B. GVCCC

- West Frontage Road Lighting - ADOT's Tucson District Engineer, Dennis Alvarez, has committed to providing street lighting on the West Frontage Road at the intersections of La Cotonia, Encanto, and Calle Tres. This will not be solar powered lighting that is in place at Encanto and is not very effective. ADOT will be working with TEP to provide power to those intersections for the lighting. Schedule is yet to be determined
- Regional Transportation Authority (RTA) - The Technical Management and Citizens Advisory Committees of the RTA have finished their negotiations on projects to be included in the RTA Plan that will go to the voters in May 2006 for approval and approval of a 1% increase in the sales tax to support it. The Plan is now going to the Jurisdictions in Pima County for their approval and will then go to the Pima County Board of Supervisors for their approval to put the Plan on the ballot.
What will the Green Valley Area receive from the Plan? Green Valley/Sahuarita Transit System \$7,888,000; Green Valley/Sahuarita Express Service to Tucson \$7,564,000; and East Frontage Road Extension to Canoa Interchange \$4,000,000. Also money for additional Bikeway Connections, New Park-and-Ride Facility, Pedestrian Crossing Improvements. Even though not directly in Green Valley, many other additions in the RTA Plan will enable us to have better access into Tucson, including improvements to Sahuarita Road, the paving of Wilmot Road from Sahuarita Road to I-10, and improvements on Houghton Road from Sahuarita Road to I-10.
- Camino Casa Verde and La Cañada Intersection - Pima County Department of Transportation is initiating a design study for the Camino Casa Verde/La Cañada intersection and hopes to have the study completed in early 2006. A construction start-date is not available at this time. A traffic count will be conducted in January or February.
- East and West Frontage Roads - Construction on the West Frontage Road, to re-route the road between Bank One and the Service Station, is scheduled to begin in April 2006. Gas pumps at the Service Station will be moved to the south side of the station. A design study will be initiated on the East Frontage Road at the beginning of 2006. This study will cover road design at Continental Road and the extension through to the Canoa Intersection. The county is working to improve the schedule on this roadway to move it earlier than the present schedule of 2009.
- There are programs available through Pima County's Exemption Section of the Assessor's Office that include: Exemptions, Senior Property Freeze and Residential Property Tax Deferral programs. For info: <http://www.asr.pima.gov/ASRT/HTML/pservice/exempt.htm>

or contact Ed Abrigo c/o Pima County Assessor 115 N Church Ave Tucson, Arizona 85701
Phone 740-8138

4. Continuing Business - Nominating Committee

The committee has been appointed as follows: Marcia Bengston, Mona Brock and Jim MacLaren. Several contacts have been made but no candidates have been discovered thus far.

5. New Business

- Security Issues

Since gates at the entrances to the subdivision are not feasible, the installation of motion lights was discussed. Before anything could be done, we would have to check with the County. Since the "squeaky wheel" gets the grease, we need to communicate to homeowners in the area that they must call 911 and report every instance of illegal activity they observe so that we are on record as to the magnitude of the problem. 911 answers 24/7.

This item will be placed on the agenda for the Annual Members meeting.

- Lighting at the Calle Tres Entrance

The Secretary mentioned that she had noticed the lights at the Calle Tres entrance are going out at 9 PM and suggested that we investigate hooking into electric by contacting TEP to determine the feasibility of doing this when they are running their lines to put the street lights at the corner of Frontage Road and Calle Tres.

- Holiday Decorations

Doug Cameron commented on what a good job the Decorating Committee did and asked that a thank you letter be sent to the members. Also a thank you should be sent to the Volds for their contribution of power to the Calle Tres display

- Next Board Meeting

The published date for the next meeting was January 2, 2006. The Secretary was asked to see if she could get a room for the following Monday. If this is possible, the meeting date will be changed and notice given to all concerned.

6. Adjournment

With no further business to come before the board, the meeting was adjourned at 10:16 AM.

Respectfully submitted,



Marianne Bishop, Secretary

**ATTACHMENT 'A'
SAN IGNACIO VISTAS, INC.
HOMEOWNERS ASSOCIATION**

Statement of Financial Condition

11/30/2005

2005 Assets and Liabilities

Assets

Operating Funds	8,243.64
Reserves (<i>Face Value</i>)	<u>149,574.49</u>
Total	157,818.13

Liabilities

2006 dues paid in advance	-
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2005 Income and Expenditures

Income

Dues	71,592.00
Operating Funds Interest	355.65
Reserve Interest	4,009.44
Other Income: Reserves	<u>7,007.82</u>
Total	82,964.91

Expenditures

Operations Expenses	40,738.01
Reserve Projects	<u>6,615.78</u>
Total	47,353.79

Homeowner's Reserve Equity

Total Reserve Equity	149,574.49
Reserve equity, per member	656.03

Unaudited

ATTACHMENT 'B'

MAINTENANCE COMMITTEE REPORT

(December 5, 2005)

Common Area Maintenance

The quality of Gold Canyon Landscaping work has been satisfactory. In November they cut weeds and grasses on Meadow Ridge, Gloria View Drive, and about half of Prairie Hills Drive. They also cut volunteer Mesquites and removed several large cacti along Vista Ridge Drive that were blocking the view of traffic entering Vista Ridge Drive from Gloria View and Meadow Ridge Drives. While the quality of their work has been good, we have not received 40 hours of work every week. The first two weeks they were one man short and one day they left early. I advised the on-site supervisor and the Manager of Gold Canyon that this is unsatisfactory—that we expect 40 hours of work each week. The Manager agreed to assign a sixth person to the crew in December to make up the 21 hours that we were short for the month of November.

Illegal Activity on Common Area

The cul-de-sac at the North end of Gloria View Ct. is apparently being frequently used for immigrant activity. They trash the cul-de-sac and drainage basin to the North of the cul-de-sac. Also, Homeowners on View Ridge Drive report that the parking area on the North end of View Ridge Drive is being used as a pick up point.

Tree Maintenance

La Sierra Ranch has advised us that they will perform the annual tree pruning either the second or third week of December. They could not give us a specific start date because they had a large backlog of work. I will follow up with them this week.

We continue to receive complaints from homeowners about trees blocking views (new complaints from lots 170, 172, 173, 112, 113 & 183). Most have requested that the trees be cut down. The trees grow back quickly after we prune them. Consequently, pruning once a year is not frequently enough to maintain views. Homeowners like the trees, but not if the trees block their views. As the trees grow larger each year it will be more difficult to prune the trees to restore views. We are reaching the point where homeowners may have to choose between trees and views. The assessment that we received from Groundskeeper's Arborist in September 2004 stated that in the near future growth of the mesquites could prevent views to the east and there are no feasible pruning techniques that would effectively keep trees in the line of view below that line.

Tree borers have damaged many of the acacias. Borer damage usually occurs when trees are stressed. Healthy trees usually expel the borers by sap flow. Pruning, removal of suckers, and drought all cause stress that can lead to borer infestations. It appears that the damage occurred in previous years since some of the trunk wood is dead and the bark is falling off the trees. Termites infested a few of the damaged trees this summer.