

**San Ignacio Vistas, Inc.
Homeowners Association**

**Minutes of the
Annual Meeting
Of Homeowners**

February 16, 2006

**Mailing Address:
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BOARD OF DIRECTORS

Email the board: sivboard@sivhoa.org

Gorman Fisher 648-3738
President, Director & GVCCC Rep

Linda Gregory 625-5121
Vice President, Treasurer & Director

Marianne Bishop 625-4924
Secretary & Director

Bob Christensen 393-0304
Director

W. Roger Mikusek 393-0516
Director 989-631-2464

MEETING DATES – BOARD 2006

Mar 6	Desert Hills -Meeting Rm C	9 AM - Noon
Apr 3	Desert Hills -Meeting Rm C	9 AM - Noon
May 1	Canoa Hills - Small Mtg Rm	9 AM - Noon
Jun 5	Canoa Hills - Small Mtg Rm	9 AM - Noon
Jul 10	Canoa Hills - Small Mtg Rm	9 AM - Noon
Aug 7	Canoa Hills - Small Mtg Rm	9 AM - Noon
Sep 11	Canoa Hills - Small Mtg Rm	9 AM - Noon
Oct 2	Canoa Hills - Small Mtg Rm	9 AM - Noon
Nov 6	Canoa Hills - Small Mtg Rm	9 AM - Noon
Dec 4	Canoa Hills - Small Mtg Rm	9 AM - Noon

2007

Jan 8	Canoa Hills - Small Mtg Rm	9 AM - Noon
Feb 5	Canoa Hills - Small Mtg Rm	9 AM – Noon

Homeowners are encouraged to attend.

Meetings may be cancelled during the year if there is no need to conduct business. Please verify with the Secretary prior to any meeting date to confirm the schedule in the event of change. Meeting agendas and minutes are posted on the website (www.sivhoa.org)

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The secretary was in receipt of 131 absentee ballots and 12 Lot Owners presented ballots upon registration. There were 81 in attendance. With no other requests for items to be placed on the agenda, the meeting was called to order at 1 PM and proceeded using the agenda mailed to the homeowners.

OPENING REMARKS:

Welcome, everyone. Your Board of Directors is happy to see you here. This is your association and your participation is very important. I'm Linda Gregory, President and Treasurer of your Association. I hope you picked up the several hand-outs that we have available for you. Due to the length of the meeting, the AC and MC reports will not be read. However, they will be included in the minutes of this meeting.

Today we're going to change the order of things because we have two important presentations. The first is by Sam Lucio of the Border Patrol and the second is by Bill Kerr regarding the Community Emergency Response Team (CERT).

REPORT OF NOMINATING COMMITTEE/ ELECTION:

The Nominating Committee consisted of Marcia Bengston, Mona Brock and Jim McLaren. Two candidates were identified. Bob Christensen and Roger Mikusek. There were no nominations from the floor. No other names were put forth; nominations were closed. Those present with ballots voted and the tellers collected the ballots and retired to count.

RECOGNITION AND INTRODUCTIONS:

Before I introduce the Board, I want to take a moment to recognize some people who have contributed to the Association. The first is Bob Cohen, who was a board member for only a year until health issues forced his retirement early last year. Bob passed away in December and I have really missed him. Besides his sense of humor, he always made sure that I was fully prepared for our meetings. I used to call Bob the "nit picker," but he knew I meant it as a term of endearment.

I think you'll all agree that George Jones has done a fantastic job as chair of the Maintenance Committee. I mentioned at last year's meeting that George had come to GV to "retire" but willingly stepped into what became a very large job, managing the landscaping company that does our maintenance work. Today is George's last day on the "job." I've worked closely with George over the last couple of years and I will miss him very much.

Late in 2004, one of our homeowners, Marcia Lucas, an experienced webmaster, volunteered to create and maintain a website for the Association in order to provide homeowners and other interested individuals with up-to-date information that they may need on a day-to-day basis and the response has been excellent. The website is now "mature" so Marcia is retiring from that position. I think we all agree that she's done a great job. I know I get calls and e-mails from other associations wanting to know who did our website.

We all owe these folks our deep appreciation for their effort and dedication.

Your Board of Directors has worked very hard this year to prepare the CC&R's that were recently passed by the homeowners and I'm very proud to introduce them to you now:

Gorman Fisher, Vice-President, Board rep and interim chairman of the Architectural Committee, and GVCCC representative. Gorman's service to the Association goes way back to his chairing the Maintenance Committee prior to joining the Board. I think you should also know that Gorman sits on the board of the Green Valley Water District and is membership chairman of the GVCCC. He is also an accomplished photographer and currently has a show of his photographs at the West Center. He's a very active man in this community!

Marianne Bishop is the Association's secretary. I'll be speaking about her responsibilities a little later, but I can tell you from personal experience while I've been president the last couple of years, that we all benefit from her contributions. I know I couldn't have done my jobs without her.

Marianne, Gorman and I have one more year left on our terms, but there are two Board members who are retiring after this meeting. Doug Cameron joined the Board nearly two years ago when Vernon Kliever resigned. After joining the Board, Doug told me that he and his wife were seriously considering moving from SIV because of the tenor of the Association at that time. Fortunately for us he decided to volunteer for the Board instead. While on the Board, Doug was the board rep for the Maintenance Committee and the newly formed Communications Committee.

And last, but certainly not least, Ron Sorenson, after six years of service, is finally retiring. Two years ago Ron tried to retire, but no homeowners came forward to take his place, so he ran for another two years. Ron has seen a lot of changes over his six years but I believe that his greatest accomplishment and his legacy to the Association is the passing of the CC&Rs.

He won't take all the credit, but I can personally attest to his dedication to seeing that reasonable viewpoints are represented in these documents. Fortunately for us, although not participating on the Board, he has agreed to be a sounding board when we need his excellent legal mind. Ron, personally I want you to know that my admiration for you grew with nearly every meeting over the last two years. You've done a wonderful job for all of us and I thank you.

Each member has brought his or her unique strengths and talents to create an outstanding Board of Directors and I want to thank them all for their dedication and hard work.

I also want to thank the folks who participate on our committees:

John Lucas, Ann Noe, Ronnie Pine, Bob Puttock, Frank Surpless and Susan Trecartin comprise the Architectural Committee. Gorman Fisher has been acting chairman. These folks oversee building and landscaping requests on private property.

Lillian Byerly, Linda Leazenby, George Jones and I make up the Maintenance Committee. We are responsible for the upkeep of the common areas. With George's retirement, that leaves only three of us on the committee.

Our Neighborhood Watch volunteers contribute to the safety of our neighborhood throughout the year. Gene Bengston has been chairman of this group for nine years. Their assistance will be even more necessary as we address our security issues.

And last but not least, we have new members on the Holiday Decorations Committee this year. Marianne put together a great group of homeowners, Karen & Bob Christensen and Carmen & Leon Smith, who really put our entrances into the Christmas spirit. And once again, we thank John and Sandy Vold for providing the electricity at the Calle Tres entrance.

SECRETARY'S REPORT

Before I begin my presentation I want to thank my fellow board members for all of your help and support this year and add my appreciation to the committees that help our community function. I think it important to tell you what Linda has been up to last year. Today marks her third year on the board. As our elected President she has organized and presided over all of the meetings and channeled any items in need of opinion to

our legal counsel. Besides that she has been functioning as Treasurer paying the bills, and wisely maintaining the balances in the checking and savings accounts, as well as coordinating reinvestments of our reserves with the AG Edwards representative. This year we received very late notice that our Account was no longer handling HOAs so we had to scramble to interview and engage another. Because of Linda's meticulous organization we were able to bring together the audit in time for presentation at this Meeting. On top of that -- she even makes time in her busy schedule to devote many hours to one of her "first loves" the Maintenance Committee. I want to thank you for making my job easier and give you a round of applause.

2005 was a year of change. We hired a new landscaping company, new legal counsel, a new accountant, and at the end of the year we dismissed Lewis Management Resources. In doing that, San Ignacio Vistas returned to self-management. I know our President has plans to address this subject at length so my only comment on the matter will be to say that I breathed a huge sigh of relief when that decision was made.

I want to thank all our homeowners for sending their dues payment in before the January 15 deadline. It seems like a very simple thing, but by having all checks in by the due date this saves the association both time and money by not having to do follow-up mailings or having to deal with assessing late fees. This takes time and pressure off me at a very busy time of year.

I also want to commend you, the homeowners, for your cooperation this year in returning the ballots for the vote on the CC&Rs. We needed 51% or 117 owners to satisfy the quorum.

On January 23rd we opened 153 ballots and the amendment passed with 139 votes. 4 more affirmative votes were received after the official count.

With the adoption of the Amended CC&Rs and revision to the Bylaws, I am in the process of preparing a booklet which will contain all of the governing documents. This should be in the mail to you by early March. I wanted to take advantage of mailing to as many Green Valley addresses as possible since this is the place you would want to refer to the documents.

The last three mailings you received contained return envelopes with a stamp for your convenience. Some of our homeowners may think that when we place a stamp on our return envelope that this is a frivolous waste of resources. A stamped return envelope seems to generate a

greater and faster response to ballots, in particular. This is important because without the proper return your board's hands are tied and we are not able to conduct association business.

Your board has found more effective ways to save within the budget. One way, in particular, you may not have noticed. All of the mailings made since the middle of 2005 were sent bulk rate and these mailings were generated by Busy Bee Printing in the Green Valley Mall. This has made a considerable savings on our postage bill. I began using Busy Bee so I could oversee mailings locally. Bulk mail might take a little longer to be delivered but I just build that into the processing time so they are taken to the post office earlier to allow for time for delivery.

In May 2005 we published the first neighborhood directory. If you didn't get a copy I have extras with me and you can come see me after the meeting. We had planned to reprint the directory again this May. In rethinking it seems to make better sense to hold off until late December after I receive update sheets for our database to be ready to mail in early January when most of our homeowners are back in Green Valley where they would want to use the directory.

To date 153 homeowners have given me email addresses. This means of communication is a very effective way to reach the community quickly and without cost. When I use the distribution list I do not disclose your email addresses and will only use this for association business.

194 lot owners responded to the survey regarding an interest in holding a neighborhood-wide garage sale. 101 were in favor, and most suggested either late fall or early spring when more "pardon the term" snowbirds are in residence. This subject will be investigated and brought before the board to work out details.

I also received a request from Monique Collins which published in the January newsletter. She couldn't attend today's meeting but asked me to please remind everyone of her request. The past two years I gave you some statistics on house sales in our subdivision and decided to put them in a hand-out form rather than quoting statistics. Although I hear the market is slowing, interest in our area remains strong. You will note on the handout that our average sales took a significant jump in the last three years.

TREASURER'S REPORT:

The December 31, 2005 audited Financial Statement is included with these Minutes. The Association's accountant completed the audit on January 11, 2005 and found that "in my opinion, the financial statements...represent fairly, in all material respects, the financial position of San Ignacio Vistas, Inc., as of December 31, 2005, and the results of its operations and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States."

Also included is a copy of the 2006 budget. For those of you who have reviewed prior budgets, you will see some changes in categories and allocations. You already know that the annual dues did not increase this year. This is how we accomplished that feat:

There are only two increases in the budget. The first is Insurance which typically increases about 15% a year. The second is Maintenance. The 2005 budget was \$31,000; the 2006 budget is \$37,050. Why the increase? The landscaping company that we hired at the beginning of 2005 was terminated for lack of performance. George Jones contacted several companies regarding our work. One said that the job was too big for his company and the two finalists provided the same cost estimate for the work. Both companies estimated that it would take five men one day a week to do the work required. The company that could provide a Certificate of Insurance was hired. I think you can all agree that this is money worth spending. Our common areas are what you as homeowners see every day and contribute to our property values.

One of the budget items that has decreased is Legal.

Over the last three years our allocation for legal expenses has gone down considerably. There are two reasons for that. First, we have hired a new attorney who responds to our requests within a day rather taking up to several weeks which becomes more cost effective. The second is that besides preparing the new association documents, there have been fewer issues that necessitate the use of an attorney.

This year there are three categories of Association Expenses: Operating, Ancillary and Management. Operating include items such as tax/audit preparation, AZ corporation fee, post office box, printer ink and paper for Marianne and myself. Ancillary expenses are printing and postage of mailings such as the dues notice, notice of the annual meeting, newsletters and notices of any Bylaws or Rules changes passed by the Board as well as the Neighborhood Directory.

We are no longer using the services of a management company and are now self-managed. There were continuing problems with Lewis Management Resources, which required a great deal of unnecessary time spent on Marianne's part overseeing the accuracy of the information they were providing to title companies regarding property transactions, as well as supervising the vendor doing the association's mailings. LMR occasionally used the wrong database for our mailings.

LMR was receiving \$5,400 a year to produce our mailings and provide association documents to those who request them, based on the Association's partial management contract. They were also entitled to keep any transfer or document fees generated in the sale of a property.

Over the last year, Marianne and I often discussed whether we should terminate LMR's contract, but cost of hiring another management company would have resulted in much larger costs to the Association. So, last fall, when Marianne and I were developing the budget for this year, she volunteered to perform the functions of the management company. Knowing how much Marianne was already doing, I didn't feel that I could ask her. It was important that she volunteered.

The approved 2006 budget is posted on our website as part of the November minutes so it's been there for everyone to see. Recently a homeowner commented to me that they thought Marianne Bishop was taking advantage of the homeowners' association.

I want to nip this attitude in the bud and let you know exactly what Marianne has volunteered to do for the Association.

Marianne is the recording secretary and, as such, she prepares and maintains minutes of all official meetings. These minutes are the official record of the Board meetings and are what would be used in any legal action brought against the Association/Board, so they must be thorough and accurate.

She is corresponding secretary, preparing and maintaining correspondence, reports and related documents, which include all letters and e-mails from homeowners and responses from the appropriate committee or board member.

In addition, she is filing secretary, responsible for storage and retrieval of all association documents. These become the Association history. As part of this history, she has renamed all of the architectural and maintenance documents with lot number and date reference name and added a notation in the name (such as Ramada request, view complaint,

paint) so that there is an easily searchable history of correspondence on file for each property.

She schedules all meetings, sends out announcements, creates, coordinates and oversees all the mailings of the association. She and I have learned that this requires considerable supervision of any printing company so that the mailings go out correctly.

She maintains the database of homeowners with both their GV address as well as alternate address, if they have one, and methods of contacting either with phone numbers and/or e-mail addresses. As you can imagine, it is critical to have that database current so that mailings can reach homeowners where they are in residence. It's also important to have a means of contacting part-time homeowners if there is an emergency on their property.

Another function formerly performed by the management company is providing association documents to title companies who request them in response to demand notices regarding property sales. This must be done within ten days, the time period required by Arizona statute. It is Marianne's responsibility to insure that the up-to-date association documents are available online with CondoCerts, the Association's document generating website. There were at least three demands for these documents in January and there are typically about twenty transfers a year.

She is on call for homeowner calls/questions seven days a week.

At the beginning of every year, Marianne assists me by preparing the Excel files that I use for the Treasurer's function. She is also responsible for reconciling the monthly bank statements, a request made by the CPA.

Last but not least, now that the Association's website is "mature," thanks to Marcia Lucas, Marianne is maintaining it.

A conservative estimate is that she spends about thirty hours a week performing these functions. When Damon Patton was secretary of the Association, he estimated that he, too, spent about thirty hours a week, so Marianne's estimate of time required is not out of line.

Rather than paying LMR \$5,400 a year for work that has been poorly performed, the Association is reimbursing Marianne for the cost of her internet connection, cell phone, fax line and mileage to and from the post office. She is reimbursed for mileage in the amount allowed by any CPA. These expenses are the Management expenses.

The Association has purchased equipment for her office which assures that the business of the Association can continue without interruption, i.e. digital recorder used at all meetings of the Board, a stand-alone hard-drive backup to protect our files in the event of a computer crash, fax machine/printer combination, and flat bed scanner for documents. These items are the property of the Association.

Marianne's acting as the Association's "management company" also means that the Association receives the transfer and document fees that were previously received by LMR. This is the first time in at least five years that SIV has been able to realize income other than through the annual dues. A very conservative estimate is that we will generate approximately \$3,000 in fees that previously went to LMR. While this may not sound like a lot, it more than covers Marianne's expenses.

If we had been forced to hire another management company after terminating LMR and without a volunteer to do the functions Marianne performs, we would be paying at least \$20,000 a year for full management. That means that the annual dues for 2006 would have been in the range of \$402 per property rather than \$314.

You can ask homeowners in other HOA's that have management companies and you'll find their annual dues are much higher than SIV's.

I hope this report quashes the concerns of any homeowner who may think that Marianne is "overpaid." None of the board members are paid, but expenses that we incur in the line of our service can be reimbursed. For the Association to pay Marianne's expenses incurred in providing the services for the Association is the very least we can do!

PRESIDENT'S REPORT:

Last year I started my remarks with some statistics about SIV. Because there are a number of new residents here today, I will offer them again with one very noticeable update. There are 228 properties in the Association. The gross area of the subdivision is just under 100 acres and the Association is responsible for 2 2/3 miles of streets and 25 2/3 acres of common area. Last year I told you that the 2005 assessed value (not the market value) of San Ignacio Vistas, Inc. was almost \$28 million according to the Pima County Assessor's Office. I went online again last week and learned that the 2006 assessed value of the homes in SIV is now nearly \$38.5 million. That's a 38 percent increase in one year! I believe that the increase in market value is considerably more than that!

Over the last year the Board has enacted many changes in the governing documents of the Association. A committee of homeowners developed a presentation to the Board proposing that the Bylaws be changed to allow all homeowners to participate on the Board. At last year's Annual Meeting, I asked those attending whether this was something they would like the Board to pass. It was, and we did. And thanks to modern technology even a board member who is away from Green Valley can participate in the monthly meeting.

The biggest challenge of the year was preparing the CC&Rs for vote by the homeowners. As I stated in the letter that accompanied them, a lot of people had a hand in developing them, but it was the work done by the Board and especially Ron and Marianne who really dotted the "i's" and crossed the "t's." It wasn't just a matter of changing the former CC&Rs, but the Arizona legislature has passed laws pertaining to homeowners' associations over the last couple of years with which we needed to comply. Changing the CC&Rs also meant changing the Bylaws and Rules to conform. Without going into more detail, I can assure you that it was a huge job!

But that job is finished and you can be expecting a packet of all the up-to-date association documents soon. By the way, Marianne is doing that, too.

What's ahead for this year? The Board agrees that the greatest issue we face is the security of our property. As you now know, because of the location of our subdivision in proximity to the Interstate and Frontage Road, we are a prime area for coyotes to pick up illegal aliens. The Board, with the help of the Neighborhood Watch, will stay on top of this situation and provide information to homeowners so that they can participate in deterring this sort of activity on our property.

Because of the length of this meeting, we won't be hearing from the individual committee chairpersons. The reports are included as well as a Long Range Plan for common area maintenance which some of you have been requesting.

RESIDENTS TIME

Lot 046 – expressed thanks to the board and committees for all of their efforts; Lot 105 requested the name of our legal counsel (Attorney David McEvoy); Lot 130 asked that our homeowners call to report ALL Illegals; Lot 161 questioned digging at the curb which was explained as drainage project.

VOTING RESULTS: There were 143 valid ballots.

Bob Christensen	139	Chuck Catino	1	Gail Stober	1
Roger Mikusek	133	Henry Hall	1		

Bob Christensen and Roger Mikusek were elected to the board.

ANNOUNCEMENTS:

We need homeowners to participate on committees and to run for the Board next year. When I ask people for their help, the response is often, "I'm retired!" Well, most of us are retired, or would like to be. But for the Association to run smoothly and have attractive common areas, it takes effort. If more people lend a hand, there's less each person needs to do. With George's retirement, there are only three of us on the Maintenance Committee. Not to toot my own horn, but in addition to the duties of President and Treasurer, I have also been active on the committee. I can promise you that although I would love to, I can't do it all.

I was also disappointed that now that all homeowners are eligible for the Board, more part-time residents didn't volunteer to run. At the last Board meeting I suggested that we may be able to have every-other-month meetings as well as three months off in the summer (June-August). If we are successful in reducing the number of board meetings, more homeowners might be willing to run for the Board. It is not necessary to have had HOA experience. GVCCC and the Community Associations Institute offer excellent courses for people wanting to serve in various capacities on a board. We encourage all Board members to participate in those courses by paying their way if there are costs involved.

I can assure you that if you want to meet the people that live in SIV, being involved on the Board or a committee is the way to do it! SIV is the home of a lot of great people, and, as the joke goes, "a few old grouches," but fortunately not too many.

ADJOURNMENT

The Chair thanked those attending for their participation and announced that the new board would convene immediately following the Annual Meeting. The meeting was adjourned at 3 PM.

Marianne M. Bishop, Secretary Approved by the board on March 6, 2006.

RECAP OF PROPERTY TRANSACTIONS

YEAR	HOMES SOLD	AVG SALES PRICE	PRICE RANGE	RECEIVED ASKING PRICE
2003	23	194,117	\$ 130,000 - \$ 291,500	2
2004	22	242,435	\$ 133,900 - \$ 333,000	9
2005	16	340,692	\$ 268,000- \$439,000 *	9 *

* This does not include information on several homes sold by Owner

Our average sales price went up over \$98,000

Nine sold in 3 months or less; 3 sold in six months and one took 8 months. I do not have information regarding for sale by owner. An article that appeared in the Sunday Green Valley News (January 22, 2006) stated home resale prices were up \$48,000 in 2005

SUNDAY, JANUARY 22, 2006

Home resale prices up \$48,000 in 2005 in GV area

By Philip Franchine
Green Valley News

The average price for home resales in the Green Valley/Sahuarita area jumped by nearly \$50,000 in 2005 over 2004, and the time on the market dropped about 30 percent, but the number of resales declined by about 9 percent, according to a local real estate service.

In 2005, the average sales price was \$205,249 for a home sold on the Green Valley Multiple Listing Service,

compared to \$156,760 in 2004, an MLS spokeswoman said. That represents an increase of 31 percent.

The MLS overlaps with Tubac and includes some members elsewhere in Santa Cruz County, so the figures are not specific to Green Valley, but most of the MLS action is in this area, the spokeswoman said.

The overlap occurs because some real estate agents choose to become members of multiple listing services in both areas and get the added exposure, the spokeswoman said.

The resale figures do not describe the entire real estate market, as they do not include new construction, which is booming in both Green Valley and Sahuarita.

There were 1,542 homes sold after being listed on the MLS in 2005, down from the 1,687 sold in 2004.

The average time on the market was 77 days in 2005, down considerably from the 108 days that homes lasted on the market, on average, during 2004.

franchine@gvnews.com | 547-9738

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

Statement of Financial Condition
12/31/2005

2005 Assets and Liabilities

Assets

Operating Funds	60,322.91
Reserves (<i>Face Value</i>)	<u>150,461.31</u>

Total 210,784.22

Liabilities

2006 dues paid in advance	58,404.00
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2005 Income and Expenditures

Income

Dues	129,996.00
Operating Funds Interest	464.51
Reserve Interest	5,138.08
Other Income: Reserves	<u>6,766.00</u>

Total 142,364.59

Expenditures

Operations Expenses	47,171.60
Reserve Projects	<u>6,615.78</u>

Total 53,787.38

Homeowner's Reserve Equity

Total Reserve Equity	150,461.31
Reserve equity, per member	659.92

Audited

SAN IGNACIO VISTAS, INC.
HOMEOWNERS ASSOCIATION
2006 BUDGET

INCOME

Dues (\$314/property-no change)	71592
Interest	350
Other	
	71942

OPERATING EXPENSE

Association expenses: Operating	4450
Association expenses: Management	1855
Association expenses: Ancillary	4560
Board, Officers, Comm. Expenses	500
Financial Advisory Com. Consultant	100
Insurance (15% increase over 2005)	4200
Legal: operating	2000
Maintenance	37050
Taxes (on common areas)	35
Utilities	750
GVCCC	1254
Contingency	146
	56900

RESERVES

Dues	14692
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ARCHITECTURAL COMMITTEE REPORT

The goal of the AC this year is to respond to inquires from homeowners in a timely and helpful manner. Expediting these requests has been helped by the use of information found on the SIVHOA web site. The Committee - your neighbors - are dedicated to the development of a friendly atmosphere within the association. Special recognition should be given to Sue Trecartin & Bob Puttock who served as AC chairpersons during this past year.

There were many projects reported to the AC this year, especially during the summer months when many homes were repainted. Although some of the original paints color suppliers have eliminated the established paint colors, the AC does have qualified substitute colors and suppliers for homeowner use and approval.

Several requests have been received from lot owners, and approved, to remove original front yard trees that have matured to become a nuisance, and were replaced with more manageable vegetation. To aid the homeowner with tree replacement selection, a list of preferred trees has been placed on the SIV web site.

Since the revision to the Ramada construction rules, we have had requests, and approval, for construction of approximately 10 different builds. Also there has been quite a bit of activity of homeowners requesting and receiving approval for additions to the home site. It should be noted, that the item that causes the most delay to the start of construction approval by the AC is obtaining a building permit from Pima County, due to the glut of construction now taking place in the county. Because of this problem the AC has been issuing a "temporary approval" for construction pending receipt of the building permit so that the homeowner may proceed with other contractual requirements as needed.

We wish to encourage homeowners to consider becoming members of the AC. We need counsel from many areas within the association. Please express your interest to join the AC to any board or committee member.

Respectfully submitted,

Gorman Fisher, Board Representative to the AC

MAINTENANCE COMMITTEE REPORT

Role of Maintenance Committee:

The Maintenance Committee's role is to advise the Board on matters pertaining to the maintenance, repair, or improvement of the common areas and other areas for which the Association is responsible.

Streets:

A representative from Sunland Asphalt surveyed the streets in December 2005 and reported that the streets are in good condition. Some cracks had developed, but that is normal and expected as the streets age. Sunland will seal the cracks that are 1/4 inch and wider in 2006. It was the opinion of Sunland Asphalt's representative that additional street maintenance and repair will not be needed for two years. In 2008 the cracks that reopen and new ones that develop will need to be sealed and the surface will need to be seal-coated. Cracks will need to be sealed every other year and the surface seal-coated every four years to ensure the maximum life from the streets. With proper maintenance, streets are expected to last another 15 to 20 years before major resurfacing is needed. Settling has occurred in a few areas resulting in low spots where water accumulates during rains, but repair will not be needed for at least five years.

Trees:

In December 2005 interior common area trees were pruned and thinned to restore homeowners' views of the mountains and valley. Also, lower limbs were removed to clear sidewalks and streets, and trees that had been damaged by a borer infestation were removed. Because of the extreme drought in the winter of 2005-2006, trees and other vegetation on the common area are under stress and the loss of some trees and other vegetation may occur.

Common Area Maintenance:

The Association signed a contract with Groundskeeper to maintain the common areas beginning January 1, 2005. However, Groundskeeper did not adhere to the terms of the contract, and as result, the common areas were not well maintained in the spring and summer of 2005. During the summer, the Chairman of the MC held several meetings with Groundskeeper's District Manager and on each occasion received assurance from the District Manager that they would bring the common areas up to standards specified in the

contract. These assurances were not fulfilled and the Association terminated Groundskeeper's contract in August 2005. The MC then contacted landscaping companies for competitive bids and in November 2005 selected Gold Canyon Landscaping from the companies that submitted bids. Because Groundskeeper had not maintained the common areas as required by the contract, there was a significant amount of catch-up work that needed to be done by Gold Canyon. It took Gold Canyon until January 2006 to bring the common area up to acceptable standards. Gold Canyon has performed well since assuming maintenance responsibilities and the common areas are now being regularly maintained.

Respectfully submitted
George Jones, Chairman

LONG RANGE PLAN
MAINTENANCE COMMITTEE

Summer, 2003:

Two members of the Maintenance Committee (MC), Mary Lu Catino, Master Gardener, and Linda Gregory, surveyed the common areas and made the following suggestions:

- Plant cacti paddles, hydroseed wild flowers, and install rip-rap to stop the extensive erosion occurring on the west-facing slope of the common area east of Camino del Sol.
- Use cacti from the common area as a source of paddles for planting. For example, across from 4935 Gloria View is a dying prickly pear that can be used as source for paddles. Also, across from 4839 Harvest Moon is another prickly pear to use as sources of paddles.
- North side of Calle Tres between View Ridge and Frontage Road remove dead mesquite trees, hydroseed wild flowers, and plant shrubs for erosion control.
- Southeast corner of View Ridge and Gloria View Court plant red bird of paradise, prickly pear, cholla, and low growing green plants such as Rosemary.
- Northwest corner of View Ridge and Sonoran View plant Desert Spoons.
- Middle of View Ridge Drive plant green shrubs.
- Northeast corner of View Ridge and Hidden Crest plant Desert Spoons and low growing green plants such as Rosemary.
- Southwest (inside) corner of Vista Ridge and View Ridge plant Red Birds of Paradise and Ocotillos.

- On Sonoran View Drive between Harvest Moon and Gloria Vista plant cacti in the rocks.
- In the entire middle section of Prairie Hills Drive plant yuccas.
- On the South side of Vista Ridge between Prairie Hills and Gloria Vista plant Desert Spoons and one or two Ocotillos.
- On the South side of Vista Ridge between Gloria Vista and Meadow Ridge (blank house wall) plant Ocotillos.

The MC took the following actions on the above recommendations:

- Mary Lu Catino contacted the company that did the original hydroseeding on Camino del Sol for Fairfield. The hydroseeding expert found that much of the seed that they had put down for Fairfield was still there. However, because Fairfield cut off the irrigation to that area, the seeds did not germinate. It was the expert's opinion that unless the irrigation was reestablished, to hydroseed the area again would be futile. Because the cost of reestablishing irrigation to the area was prohibitive, the MC decided to install rip-rap and plant cacti paddles to control erosion. Rip-rap was installed in late 2003.
- The dead mesquite trees in the common area on Calle Tres were removed by the maintenance company.
- The MC prioritized the common areas that Mary Lu Catino and Linda Gregory identified for improvement and drew up a plan to plant additional vegetation in the areas where it would have the most impact. As a test of the viability of various plants, the MC decided to plant vegetation in two areas--the four-way stop at View Ridge Drive and Sonoran View, and the south side of Vista Ridge Drive between Gloria Vista and Meadow Ridge. In September 2003 the MC consulted with Scott Calhoun, Manager of Civano Nurseries, for his recommendations on drought tolerant plants suitable for the common area. Civano Nurseries installed Red Bird of Paradise, Fairy Dusters, Desert Spoons, Dalea greggii, Yucca baccatas, and Ocotillos. Because there was no established irrigation in either area, a watering schedule was drawn up and members of the MC carried water to the plants for a year.
- In the summer of 2004 MC members, Mary Lu Catino, Lillian Byerly, and Linda Gregory removed paddles from prickly pears on the common areas and replanted them on the slopes of Camino del Sol between the rip-rap areas. They also planted agave pups that had been salvaged by homeowners along the

top of the Camino del Sol common area. They planted agave pups and Santa Rita cactus paddles on the southeast and northeast corners of Sonoran View and View Ridge Drive. These plants are all doing well.

- In late summer, 2004, MC members added two yuccas and one Santa Rita cactus pad to the NE corner of the View Ridge intersection; one yucca and one Santa Rita pad to the SW corner; two yuccas and 3 Santa Rita pads to the SE corner; and 1 yucca to the NW corner.
- In October 2004 after a year of watering, Lillian Byerly inspected the plantings and found that all the Red Bird of Paradise, Fairy Dusters, and Ocotillos died. Only one of the Yucca baccatas survived. The cacti paddles, agaves, Desert Spoons, and Dalea greggii were alive and growing.

From these efforts it is clear that a major obstacle to planting vegetation is the delivery of water to the new plants in the correct amount and at the right time to help them get established. MC members made a significant commitment of labor and time to monitor and care for the new plantings with limited success. Because of this common area planting experience the MC has been reluctant to recommend adding anything but cacti, yuccas, and agaves in the common areas. In years when winter rainfall is average or above, wildflowers will reseed and produce spring flowers. However, in years when we do not receive the winter rains as in 2005-2006, the wildflower seed will not germinate.

Fall/Winter, 2004/2005:

An MC inspection of the entrances at Camino del Sol/Vista Ridge Drive and Calle Tres/View Ridge Drive showed that both of these monuments needed painting and the ironwork refinished. In addition, the MC discovered that erosion was undermining the South base of the Calle Tres monument. The painting and refinishing of the ironwork was completed in January 2005.

The MC asked Groundskeeper, our maintenance company during most of 2005, to draw up landscaping plans to improve the landscaping plantings at the monument areas. Groundskeeper drew plans at no cost to the Association. Their plan for the Calle Tres monument also included repairing the drainage way to prevent the erosion that was undermining the base of the monument.

Groundskeeper's plan for the Calle Tres monument was accepted and work on the Calle Tres monument was completed in March 2005. Groundskeeper reworked the rip-rap in the drainage ditch, installed mortar under the base of the monument and installed additional plants in the monument planter. The MC was not satisfied with the quality of work or the plantings installed. At the MC's request, Groundskeeper reworked the rip-rap and replaced some of the plants. Because the MC was not satisfied with the quality of Groundskeeper's work at the Calle Tres monument or their design for the Camino del Sol monument, landscape improvements at the Camino del Sol entrance were postponed until a new plan could be developed.

After an on-site evaluation of the perimeter common areas by the MC during the summer of 2004, it was concluded that the maintenance company should perform regular semi-annual maintenance on those areas.

A homeowner on Vista Ridge Drive donated baby octopus agave pups which MC members planted in the common area on the south side of Vista Ridge Drive between Gloria Vista and Prairie Hills. These pups are still very small, but because a MC member is watering them on a regular basis, they are doing well.

George Jones, the chairman of the MC, contacted two nursery companies (Coronado Heights Nursery & Wildlands Restoration and Diamond JK Nursery) that specialize in revegetating with native wildflower and plant seeds. It was the opinion of both companies that the probability of success with seeding SIV common areas is low because we do not have an irrigation system, much of the common area is on hillsides so the seed would wash away in monsoon rains, and the top soil has been removed by the developer or it has washed away. They also stated that even drought tolerant plants adapted to the arid conditions in the Southwest would need regular deep watering for at least two years to become established.

Linda Gregory spent a considerable amount of time with the master gardener experts at the GV Garden Club's Arid Garden, observing and photographing what sorts of plants might be viable additions to our common areas. Once again, it was advised that anything we plant must have a reliable source of water for a year.

Future Plans

Future projects would involve developing a new plan for revitalizing the landscaping at the Camino del Sol entrance. In addition, with the increased pressure to remove dying and view-obstructing trees, a plan will need to be developed to address replacing those emptied spaces with suitable vegetation.

**Our common areas are the most visible asset we homeowners own besides our own property. The work done by the MC committee really makes a noticeable difference and helps enhance the property values of everyone in SIV. We are in great need of volunteers to work on this committee. Enlisting more people will help to spread the workload. With George's "retirement", there are just three of us on the committee and we need more!
Please help us.**

2006 COMMITTEES AND MEMBERS

ARCHITECTURAL COMMITTEE

Email: Architectural@sivhoa.org

Chair: _____

Gorman Fisher - Board representative

Ann Noe	393-7909
Roni Pine	393-0342
Bob Puttock	625-1483
Gayle Stober	648-3071
Frank Surpless	399-9149
Sue Trecartin	648-3636

HOLIDAY DECORATIONS COMMITTEE

Marianne Bishop-Board representative

**Karen Christensen
Robert Christensen
Carmen Smith
Leon Smith**

MAINTENANCE COMMITTEE

Email: Maintenance@sivhoa.org

Chair: _____

Linda Gregory - Board representative

Lillian Byerly	648-5901
Barbara Doerr	393-0937
James "Sam" Eidson	393-7694
Larry Engel	625-4102
Linda Leazenby	393-7494
Roy Mastic	393-0655
Emmet "Larry" Ridley	393-1071

NEIGHBORHOOD WATCH

Email: Neighborhood_watch@sivhoa.org

(AREA)	Watch Captains	
NWA-1	<u>Peter Falch</u>	<u>331-2841</u>
NWA-2	<u>Helenlee Pardi</u>	<u>648-6488</u>
NWA-3	<u>James & Barb Dulaney</u>	<u>393-1683</u>
NWA-4	<u>Les & Priscilla Gowan</u>	<u>625-1663</u>
NWA-5	<u>Dennis & Frankie Hein</u>	<u>393-0315</u>
NWA-6	<u>Michael & Joyce Finklestein</u>	<u>393-0317</u>
NWA-7	<u>Gary & Paula Alkire</u>	<u>393-6265</u>
NWA-8	<u>Gene & Marcia Bengston, Chair</u>	<u>648-2196</u>
NWA-9	<u>Clyde Presley</u>	<u>393-1348</u>
NWA-10	<u>Robert & Georgia Puttock</u>	<u>625-1483</u>
NWA-11	<u>Robert & Joan Henley</u>	<u>393-1311</u>
NWA-12	<u>Ivan & Jane Toler</u>	<u>625-4982</u>
NWA-13	<u>Rubin & Patricia Strong</u>	<u>648-6102</u>
NWA-14	<u>Arlene Haugan & John Miceli</u>	<u>648-7010</u>