

**San Ignacio Vistas, Inc.  
Homeowners Association  
Minutes Board Meeting**

**November 6, 2006**

**Approved by the Board December 4, 2006**

Present: Board Members: Marianne Bishop, Bob Christensen. Gorman Fisher, and (by phone) Roger Mikusek. The meeting was called to order at 9:00 AM. Two homeowners attended: Jim Chervenka and Elmer Silaghi.

**1. Approval of Minutes**

The minutes of the October 2, board meeting, as distributed by email, were approved.

**2. Resignation of Vice President**

The president announced that Linda Gregory has resigned from the board as well as from the position on the Maintenance Committee effective October 2, 2006. She has volunteered to supervise the annual tree-trimming project in December. Gorman Fisher will compose a letter of thanks for her efforts and time spent on the board as well as the Maintenance Committee.

Bob Christensen moved to appoint Marianne Bishop and Gorman Fisher to serve on the Nominating Committee. Gorman seconded. None opposed.

**3. Nomination of Roger Mikusek**

At Roger's request, Bob Christensen moved that Roger be appointed to serve out the term of office for Linda Gregory's, term to expire at the annual meeting of February 2007. Gorman seconded. None opposed.

**4. Nomination of Jim Chervenka**

Bob Christensen moved to appoint Jim Chervenka to complete Roger Mikusek's term of office, to expire February 2008. Gorman seconded. None opposed.

Newly elected board member, Jim Chervenka, joined the meeting.

**5. Committee Members, Representatives & Election of Officer**

- Bob Christensen moved to appoint Jim Chervenka as alternate representative for SIV to the GVCCC, replacing himself. Marianne Bishop seconded and no one opposed.
- Marianne Bishop moved Bob Christensen be elected as Vice President to fulfill the term of office vacated by Linda Gregory's resignation. Gorman Fisher seconded, no one opposed.
- Marianne Bishop moved Bob Christensen be appointed as its Representative to the GVCCC, replacing Roger Mikusek. Gorman Fisher seconded, no one opposed.
- Marianne Bishop moved that Ron and Neil DeVree be appointed members of the Christmas Decorations Committee, replacing Bob and Karen Christensen. Gorman Fisher seconded, no one opposed.
- Bob Christensen proposed the addition of Jim Chervenka, Bob Copeland, Linda Gregory, Royce Hill and Greg Nowak to the Nominating Committee. Gorman Fisher seconded, no one opposed.

## 6. Officers' Reports

### A. Secretary

- Successful in locating the resident of Lot 107. The home was purchased in March and all mail sent to Alaska or Green Valley has been returned. I now have a good mailing address and phone and email information.
- Provided GVCCC with updates for their 2007 phone directory.
- Thirsty Thursday continues to be popular. Homeowners requested to schedule one for December (we were going to cancel it during the Holiday). We are scheduled through March but need a host for December.
- Dues statements will be mailed by December 1 together with a newsletter. Deadline for all articles is November 21.
- The second edition to our neighborhood phone directory should be ready for distribution in early January.

The secretary had to replace her home computer in early 2006 and the backup hard drive purchased by SIV was not properly reinstalled to work with her new system. Although there is a \$500 limit of funds that can be spent without prior approval, several estimates will be obtained to have this matter rectified at a reasonable cost in order to assure that we have proper backup of all association documents.

### B. Treasurer

There has been a discrepancy between the amount being reported on the Financial Statement as operating cash on hand, compared with the combined amount in the checking and savings account at Chase. After thorough examination of our records, the Financial Workbook has been revised. A new line entry entitled "2005 Op Acct Bal-CarryFwd" has been inserted, with an entry of \$7862. This takes the place of the \$6,500 entry made in April, since this did not fully account for the extra money in our savings account carried over from 2005.

The increase in the Reserve Equity is the result of booking \$1,599.38 of interest earned in May thru September at AG Edwards and recording the transfer of \$4,000 from Chase in April.

Because of this adjustment, a Revised Statement of Financial Condition at the end of September was submitted for board approval. A motion was made and seconded to accept the report (Attachment "A") subject to audit.

The Treasurer distributed the Statement of Financial Condition ending October 31, 2006. A motion was made and seconded to accept the report (Attachment "B") subject to audit. The 2007 dues will be addressed during the presentation of the Budget/Financial Committee. The Treasurer's report was approved as submitted.

C. President The President reserved his comment for Committee Reports.

## 7. Committee Reports

### A. Architectural Committee

The Architectural Committee has been receiving many painting requests since distribution of the September newsletter.

Gorman Fisher, acting Chair, provided revised changes to the Paint Rules for board approval. After preliminary discussion, it was evident that the board still had concerns. Gorman suggested that the board attend the next Architectural Committee to give guidance on how best to address these issues.

Bob Christensen conveyed appreciation to the committee for their work thus far and suggested that the changes to the color matrix could be used as a basis for approval of all new requests.

## **B. Budget/Financial Advisory Committee**

On October 10, the Financial Advisory Committee met to review the proposed budget for 2007 as well as various revisions to our reserve plan made necessary by rising costs, most notably in the areas drainage, road repair and concrete, as well as to consider investment strategy for the future.

### **i) Proposed 2007 Budget (Attachment C)**

Bob Christensen presented the 2007 proposed budget compared with the preliminary estimate of actual expenses for 2006. Jim Chervenka questioned the amount shown for interest income for 2007 since it was lower than estimated actual for 2006.

Bob Christensen, on behalf of the committee, moved acceptance of the 2007 Budget, based upon increasing the interest income figure for 2007 to be equal to the estimate for 2006. Gorman Fisher seconded.  
Vote: Approvals = 4 Abstain = Jim Chervenka

### **ii) Proposed Replacement/Reserve Plan 2006 - 2011 (Attachment D)**

Gorman Fisher stated that this is the most comprehensive study he has ever seen brought before the board and commended Bob for the excellent effort in the preparation of a plan that will help preserve our association.

Bob Christensen, on behalf of the committee, moved acceptance of the Proposed Replacement/Reserve Plan 2006 – 2011. Gorman Fisher seconded. Vote:  
Approvals = 5

### **iii) Proposed Dues Increase**

The increase is based solely on the need to build a larger than expected Replacement Reserve Fund. The Financial Advisory Committee found that a rise in the cost of asphalt and cement have pushed our overall Fund requirements up by 19% in 2006 and further hikes are expected for 2007. In order to properly fund these cost increases we will need to raise an additional \$8,208 from our dues assessment.

Bob Christensen on behalf of the committee, moved approval of the dues for 2007 at \$350. Gorman Fisher seconded. Vote: Approvals=4 Abstain= Jim Chervenka

### **iv) Proposed Investment Plan**

The Committee anticipates the reserve balance at year-end will total about \$168,000. All but \$12,000 is held in an investment account at AG Edwards. During the next 90 days \$101,000 of the Replacement Reserve Account will be available for reinvestment and \$26,000 of additional funds will be available for investment.

We propose to invest the Replacement Reserve Account balance in Certificates of Deposit (CDs), generally in increments of about \$25,000, and ladder the maturities to diversify our interest rate risk.

If we can obtain a yield in excess of 4%, we will invest in CDs with maturities of 4 to 5 years. If we cannot obtain a 4% yield, we will keep the CD maturities shorter term with a view towards reinvesting them at higher yields when they become available.

Bob Christensen on behalf of the committee, moved acceptance of Proposed Investment Plan. Gorman Fisher seconded. Vote: Approvals = 5

### **C. GVCCC Representative**

Bob Christensen presented the report (Attachment "E").

Based upon Russ Symes being named to head an investigation into proposed contract changes by Waste Management, Bob Christensen moved that the board appoint Jim Chervenka to meet with Russ to assess if/when the Council might assume a larger role in negotiating trash and recycle services within Green Valley. Gorman Fisher seconded. Vote: Approvals = 5

Further, Bob Christensen moved to affirm that the San Ignacio Vistas Homeowners Association is opposed to the introduction of "Automated Cart Service" for the removal of trash in our neighborhood. This opposition is predicated on three observations: 1) the carts are too large to store in our garages, 2) our CC&Rs preclude storage of the carts outside of our garages and 3) the carts are too large to place safely on our curbs for pickup. Gorman Fisher seconded. Vote: Approvals = 5

### **D. Maintenance Committee**

Last month Ann Noe presented a request to hang a bird feeder in their common/ uncommon area. This request was modified and resubmitted to include only trimming grasses, cleaning trash and otherwise caring for the property until they are unable or unwilling to do so. The homeowners have executed an agreement to this effect.

Complaints have been received from Lots 110-111-112, 141 and 193 regarding trees obstructing views. These requests will be passed on to the maintenance committee.

The board members received a note from Linda Gregory regarding whether or not to allow the maintenance crew from Gold Canyon Landscaping to work on private homes while they are here on their regular workday. Although several board members expressed various opinions, nothing has officially been done to respond to this inquiry.

Marianne Bishop moved that Jim Chervenka be appointed as board representative to the Maintenance Committee replacing Linda Gregory. Bob Christensen seconded, and no one opposed.

Because of poor visibility at the Calle Tres/View Ridge entrance, the board has been investigating converting this monument from solar power to electric. Before making a sizeable expenditure to improve the ability to locate this entrance in the dark, a suggestion was made to apply reflective markers at that intersection.

Gorman Fisher presented a project request for \$988.22 to install two reflective poles and reflective signs at the SIV Calle Tres entrance area to enable night drivers to locate this entrance when traveling either east or west on Calle Tres. This amount would be funded from Reserves. The life expectancy of the poles is 25 or more years and the signs and reflective sleeves approximately 6-10 years depending upon need for repainting.

A1 Striping was selected because of their satisfactory history with other SIV projects. If approved, installation could be scheduled in 2-3 weeks and completed in 4 hours.

Bob Christensen moved to approve the expenditure. Marianne Bishop seconded and all were in favor.

## 7. Continuing Business

### Proposals WM, Saguaro and Talking Trash

The secretary contacted WM to obtain their bid for the same service as bid on by Saguaro. The secretary also became aware of another service provider (Talking Trash) and contacted them for a bid. These three proposals and a recap are included as Attachment "F".

Our legal counsel rendered the following opinion: Fri 11/3/2006 1:28 PM

"...this memo will confirm our telephone conversation this morning concerning single source trash pick-up service. Although the HOA may own the roads, I believe that the CC&Rs would need to be amended by following the amendment process set forth in the CC&Rs to specifically enable the HOA (which acts through the board) to identify and select a single source provider that would be binding on all owners. Without such a formal amendment to the CC&Rs, an owner who wants to maintain his or her own separate trash pick-up service provider probably would be able to do so. I also suggest that, before such a formal amendment is put up for membership vote, the HOA engage in an educational campaign to the members (meetings, newsletter, website, etc.) to explain the problem with the status quo and the proposed solution. I do not recommend that the HOA sign an agreement with a trash service before such an amendment is passed by the members; otherwise, the HOA may be stuck with a fixed term contract that will be expensive to terminate."

David A. McEvoy, Esq.

The secretary further questioned counsel: 11/3/2006 1:55:41 PM

What about sending the Homeowners three bids (one each from the major haulers here in GV) and explaining the situation about wear and tear on our privately owned roads and putting it out for a consensus.

Counsel responded: 11/3/2006 2:13 PM

I have no problem with that concept, but suggest that the "consensus" be followed by a formal recorded amendment to the CC&Rs (after appropriate membership vote) enabling single source provider as my earlier email memo stated.

David A. McEvoy, Esq.

Bob Christensen moved that the board appoint Marianne Bishop and Roger Mikusek to co-chair a Trash and Recycle Service Committee to review options and propose how best the board could present these proposals to our homeowners. Bob Christensen and Jim Chervenka volunteered to serve on this committee. Roger Mikusek seconded, none opposed.

The secretary was directed to contact Waste Management to find out if we currently have a contract with them.

## 8. Adjournment

The next meeting will be on Monday, December 4 at Canoa Recreation Center in the Mesquite Room. With no further business to come before the board, the meeting was adjourned at 11:25 AM.

Respectfully submitted,



Marianne Bishop, Secretary

**"Attachment A"**

SAN IGNACIO VISTAS, INC.  
HOMEOWNERS ASSOCIATION  
REVISED Statement of Financial Condition (10-23-2006)  
9/30/2006

**2006 Assets and Liabilities**

**Assets**

Operating Funds	\$	20,427.27
Reserves		<u>165,617.14</u>
Total	\$	186,044.41

**Liabilities**

2007 dues paid in advance	-
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**2006 Income and Expenditures**

**Income**

Dues	\$	71,592.00
Transfer Fees		675.00
Document Fees		1,000.00
Other		53.10
Operating Funds Interest		868.70
Reserve Interest		4,473.67
2005 Op Acct Bal-CarryFwd		<u>7,862.00</u>
Total	\$	86,524.47

**Expenditures**

Operations Expenses	\$	42,931.53
Reserve Projects		<u>4,884.76</u>
Total	\$	47,816.29

**Homeowner's Reserve Equity**

Total Reserve Equity	\$	165,617.14
Reserve equity, per member	\$	726.39

Unaudited

**"Attachment B"**

SAN IGNACIO VISTAS, INC.  
HOMEOWNERS ASSOCIATION  
Statement of Financial Condition

10/31/2006

**2006 Assets and Liabilities**

**Assets**

Operating Funds	\$	17,363.58
Reserves		<u>165,711.78</u>

<b>Total</b>	\$	183,075.36
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**Liabilities**

2007 dues paid in advance	\$	-
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**2006 Income and Expenditures**

**Income**

Dues	\$	71,592.00
Transfer Fees		900.00
Document Fees		1,375.00
Other		53.10
Operating Funds Interest		915.96
Reserve Interest		4,568.31
2005 Op Acct Bal-CarryFwd		<u>7,862.00</u>

<b>Total</b>	\$	87,266.37
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**Expenditures**

Operations Expenses	\$	46,642.48
Reserve Projects		<u>4,884.76</u>

<b>Total</b>	\$	51,527.24
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**Homeowner's Reserve Equity**

Total Reserve Equity	\$	165,711.78
Reserve equity, per member	\$	726.81

Unaudited

**“Attachment C”**  
**San Ignacio Vistas, Inc. 2007 Budget Proposal**

<u>Budget Year</u>	<u>Proposed</u>	<u>Prelim Est</u>
<u>Income</u>	<u>2007</u>	<u>Actual 2006</u>
Dues (Propose \$350 in 2007)	\$ 79,800	\$ 71,592
Interest	920	920
Other		
Transfer fees	1,500	1,500
CondoCerts documents	<u>3,000</u>	<u>3,000</u>
	\$ 85,220	\$ 77,012
<b>Operating Expenses</b>		
<b>Fees:</b>		
CAI Membership	\$ 400	\$ 400
GVCCC Membership	1,254	1,254
Audit/Tax Preparation	2,500	3,500
Bank / Consultant Fees	-	100
Insurance	3,600	3,532
Legal Fees	<u>850</u>	<u>850</u>
<b>Total Fees:</b>	\$ 8,604	\$ 9,636
<b>Taxes (Corp/Income/Property)</b>	\$ 100	\$ 89
<b>Maintenance Expenses:</b>		
Annual tree trimming	\$ 2,500	\$ 2,700
Common area maintenance	33,600	33,600
Utilities	800	725
Homeowner projects	<u>1,000</u>	<u>-</u>
<b>Total Maintenance</b>	\$ 37,900	\$ 37,025
<b>Administration:</b>		
Board Expenses		
(Association Expenses)	\$ 500	\$ 500
Printing	2,000	2,700
PO box	45	45
Secretarial Expenses		
Internet / website	\$ 965	\$ 680
Mileage reimbursement	775	775
Paper and printer ink	400	395
Phone - Fax	800	720
Postage	1,000	1,000
Secretarial/ *Mgmt	4,800	2,800
Storage - Continental	<u>480</u>	<u>350</u>
<b>Total Administration</b>	\$ 11,765	\$ 9,965
Contingency	\$ 231	\$ 146
<b>TOTAL OPERATING EXPENSES:</b>	\$ 58,600	\$ 56,861
<b>Income in excess of Expenses</b>	\$ 26,620	\$ 20,151
<b>Transfer to Reserves</b>	\$ 26,620	\$ 18,692

Approved by the Board - November 6, 2007

## **"Attachment D"**

### Replacement Reserve Account Plan for 2006 - 2011

- ✚ The Replacement Reserve Account Plan (2006 Plan) was approved by the Board in November 2006. This Plan updates the Plan for 2005 – 2010 (2005 Plan) approved by the Board in November 2005.
- ✚ The 2005 Plan projected a Reserve Balance at the end of 2006 of \$161,090 (preliminary actual balances are \$167,732).
- ✚ The 2005 Plan projected a Full Funded Reserve Balance of \$395,299 at the end of 2006. The 2006 Plan now estimates the Full Funded Reserve Balance to be \$469,000 (an increase of 19%) reflecting significant jumps in asphalt and cement costs over the planning period.
- ✚ Actual Funding in 2006 totaled \$25,558 before \$4,885 of Reserve Project expenditures. This improved upon 2005 Plan Funding of \$17,182 and \$7,000 of expenditures but fell short of Required Funding of \$27,838. Consequently we now know the Reserve Fund will under funded in 2006 by \$2,280.
- ✚ The 2006 Plan proposes to fully fund projected Required Funding of \$32,770 in 2007. \$6,720 will be funding by Interest Earned and \$26,050 by Additions to Reserves. To generate sufficient Additions to Reserves we will need to increase Dues to \$350 (from \$314 or by 11%).
- ✚ Although the 2006 Plan suggests Funding Requirements will continue to escalate in 2008 and beyond, this reflects assumed 5% increments in costs which may or may not be realized. Annual testing of this assumption is necessary but a better test will occur in 2008 when we fund the anticipated resealing of the streets. Our Plan estimates the cost, with inflators, to be \$34,073 (about 75% higher than those of 2004 and about 16% higher than our current cost estimate).
- ✚ Some of the Reserve Project expenditures have specific time lines and others do not. We have no specific schedule for repair of cracked sidewalks or curbs. We do not know when we will need to replace vegetation or incur a legal expense. Although we have been told the expected life of our streets if they are properly maintained is 30 years we are years away from knowing that will be the case. Our estimates of a Fully Funded Balance are necessarily speculative. Indeed we can only be certain of need to build reserves towards the day they will be drawn upon.

**Replacement/Reserve Fund Plan (2006 - 2010)**

<b>2006</b>									
Capital Account	Expected Life	Rebuild	12/31/2005 Balance	Full Funded Balance	Years to Fund	Funding Required	2006 Funding	2006 Expense	12/31/2006 Balance
Drainage - Concrete	25		\$5,000	\$20,000	14	\$1,071	\$1,071		\$6,071
Drainage - Other Assets	TBD	10	\$11,000	\$37,000	9	\$2,889	\$2,833		\$13,833
Legal Reserve	TBD	5	\$35,000	\$40,000	4	\$1,250	\$0		\$35,000
Sidewalks	25		\$9,000	\$33,000	14	\$1,714	\$1,714		\$10,714
Streets - Crack Sealing	TBD	4	\$3,336	\$4,885	0	\$1,549	\$1,549	-\$4,885	\$0
Streets - Resealing	4		\$11,000	\$29,500	3	\$6,167	\$6,167		\$17,167
Streets - Overlay	30		\$60,000	\$287,000	19	\$11,947	\$11,947		\$71,947
Vegetation	5		\$6,000	\$8,000	4	\$500	\$277		\$6,277
Restriping, Signage	TBD	5	\$7,000	\$10,000	4	\$750	\$0		\$7,000
Total Reserves			\$147,336	\$469,385		\$27,838	\$25,558	-\$4,885	\$168,009

<b>2007</b>									
Capital Account	Expected Life	Rebuild	12/31/2006 Balance	Full Funded Balance	Years to Fund	Funding Required	2007 Funding	2007 Expense	12/31/2007 Balance
Drainage - Concrete	25		\$6,071	\$21,000	13	\$1,148	\$1,148		\$7,219
Drainage - Other Assets	TBD	10	\$13,833	\$38,850	8	\$3,127	\$3,127		\$16,960
Legal Reserve	TBD	5	\$35,000	\$42,000	3	\$2,333	\$2,333		\$37,333
Sidewalks	25		\$10,714	\$34,650	13	\$1,841	\$1,841	-\$3,343	\$9,212
Streets - Crack Sealing	TBD	4	\$0	\$5,374	4	\$1,343	\$1,343		\$1,343
Streets - Resealing	4		\$17,167	\$32,450	2	\$7,642	\$7,642		\$24,809
Streets - Overlay	30		\$71,947	\$315,700	18	\$13,542	\$13,542		\$85,489
Vegetation	5		\$6,277	\$8,657	3	\$793	\$793	-\$1,657	\$5,413
Restriping, Signage	TBD	5	\$7,000	\$10,000	3	\$1,000	\$1,000		\$8,000
Total Reserves			\$168,009	\$508,681		\$32,770	\$32,770	-\$5,000	\$195,779

## Replacement/Reserve Fund Plan (2006 - 2010)

			2008						
Capital Account	Expected Life	Rebuild	12/31/2007 Balance	Full Funded Balance	Years to Fund	Funding Required	2008 Funding	2008 Expense	12/31/2008 Balance
Drainage - Concrete	25		\$7,219	\$22,050	12	\$1,236	\$1,236		\$8,455
Drainage - Other Assets	TBD	10	\$16,960	\$40,793	7	\$3,405	\$3,405		\$20,365
Legal Reserve	TBD	5	\$37,333	\$44,100	2	\$3,383	\$3,383		\$40,717
Sidewalks	25		\$9,212	\$36,383	12	\$2,264	\$2,264		\$11,476
Streets - Crack Sealing	TBD	4	\$1,343	\$5,642	3	\$1,433	\$1,433		\$2,776
Streets - Resealing	4		\$24,809	\$34,073	1	\$9,264	\$9,264	-\$34,073	\$0
Streets - Overlay	30		\$85,489	\$331,485	17	\$14,470	\$14,470		\$99,959
Vegetation	5		\$5,413	\$7,000	2	\$793	\$793		\$6,207
Restriping, Signage	TBD	5	\$8,000	\$10,000	2	\$1,000	\$1,000	-\$1,500	\$7,500
Total Reserves			\$195,779	\$531,525		\$37,249	\$37,249	-\$35,573	\$197,455

			2009						
Capital Account	Expected Life	Rebuild	12/31/2008 Balance	Full Funded Balance	Years to Fund	Funding Required	2009 Funding	2009 Expense	12/31/2009 Balance
Drainage - Concrete	25		\$8,455	\$23,153	11	\$1,336	\$1,336		\$9,791
Drainage - Other Assets	TBD	10	\$20,365	\$42,832	6	\$3,745	\$3,745	-\$5,000	\$19,109
Legal Reserve	TBD	5	\$40,717	\$46,305	1	\$5,588	\$5,588		\$46,305
Sidewalks	25		\$11,476	\$38,202	11	\$2,430	\$2,430		\$13,906
Streets - Crack Sealing	TBD	4	\$2,776	\$5,924	2	\$1,574	\$1,574		\$4,350
Streets - Resealing	4		\$0	\$35,776	4	\$9,483	\$9,483		\$9,483
Streets - Overlay	30		\$99,959	\$348,059	16	\$15,506	\$15,506		\$115,465
Vegetation	5		\$6,207	\$7,000	1	\$793	\$793		\$7,000
Restriping, Signage	TBD	5	\$7,500	\$10,000	1	\$2,500	\$2,500		\$10,000
Total Reserves			\$197,455	\$557,251		\$42,955	\$42,955	-\$5,000	\$235,410

## Replacement/Reserve Fund Plan (2006 - 2010)

			2010						
Capital Account	Expected Life	Rebuild	12/31/2009 Balance	Full Funded Balance	Years to Fund	Funding Required	2010 Funding	2010 Expense	12/31/2010 Balance
Drainage - Concrete	25		\$9,791	\$24,310	10	\$1,452	\$1,452		\$11,243
Drainage - Other Assets	TBD	10	\$19,109	\$44,974	5	\$5,173	\$5,173		\$24,282
Legal Reserve	TBD	5	\$46,305	\$48,620	0	\$2,315	\$2,315		\$48,620
Sidewalks	25		\$13,906	\$40,112	10	\$2,621	\$2,621		\$16,527
Streets - Crack Sealing	TBD	4	\$4,350	\$6,220	1	\$1,870	\$1,870	-\$6,220	\$0
Streets - Resealing	4		\$9,483	\$37,565	3	\$9,483	\$9,483		\$18,966
Streets - Overlay	30		\$115,465	\$365,462	15	\$16,666	\$16,666		\$132,132
Vegetation	5		\$7,000	\$7,000	0	\$0	\$0		\$7,000
Restriping, Signage	TBD	5	\$10,000	\$10,000	0	\$0	\$0	-\$1,500	\$8,500
Total Reserves			\$235,410	\$584,263		\$39,580	\$39,580	-\$7,720	\$267,270

			2011						
Capital Account	Expected Life	Rebuild	12/31/2010 Balance	Full Funded Balance	Years to Fund	Funding Required	2011 Funding	2011 Expense	12/31/2011 Balance
Drainage - Concrete	25		\$11,243	\$25,526	9	\$1,587	\$1,587		\$12,830
Drainage - Other Assets	TBD	10	\$24,282	\$47,222	4	\$5,735	\$5,735		\$30,017
Legal Reserve	TBD	5	\$48,620	\$51,051	0	\$2,431	\$2,431	-\$5,000	\$46,051
Sidewalks	25		\$16,527	\$42,117	9	\$2,843	\$2,843		\$19,370
Streets - Crack Sealing	TBD	4	\$0	\$6,532	4	\$1,633	\$1,633		\$1,633
Streets - Resealing	4		\$18,966	\$39,443	2	\$9,483	\$9,483		\$28,449
Streets - Overlay	30		\$132,132	\$383,735	14	\$17,972	\$17,972		\$150,104
Vegetation	5		\$7,000	\$7,000	0	\$0	\$0		\$7,000
Restriping, Signage	TBD	5	\$8,500	\$10,000	0	\$1,500	\$1,500		\$10,000
Total Reserves			\$267,270	\$612,627		\$43,184	\$43,184	-\$5,000	\$305,454

## **Replacement/Reserve Fund Plan (2006 - 2010)**

### **Adjustments to 2005 - 2009 Plan**

1. Fund balances for YE 2005 have been rounded and in some cases adjusted downward to foot to Actual Total Reserve Balances.
2. FFB for Drainage and Sidewalks in 2006 is up 10% from 2005 Plan forecast
3. FFB for Streets - Resealing in 2006 is up 22% from 2005 Plan forecast to \$.724 per square yard
4. FFB for Streets - Overlay is up 26% from 2005 Plan forecast to \$7 per square yard
5. FFB for all other were held at 2005 Plan forecast.
6. Funding in 2006 fell short of Funding Requirements by \$2,280. Three Accounts (highlighted in yellow) were underfunded.
7. Years to Fund have been reset to a 1996 base line or more recent rebuild line
8. All FFB after 2006 are adjusted upward for inflation of 5% per year except in 2007 when streets and sidewalks costs are inflated by 10%.

### **Assumptions in 2006 - 2011 Plan**

Expected Life assumes an install date of 1996 and estimates provided by a 2002 engineering study  
Rebuild assumes an appropriate interval to restore capital account once it is depleted by actual expenditures  
Opening Balance is actual for 2006 and projected for subsequent periods  
Full Funded Balance is estimated, but unproven, for 2006 and then adjusted for inflation at 5% per year except as noted above.  
Years to Fund assumes a 1996 start date or subsequent rebuild date.  
Funding Required divides the Full Funded Balance by the Years to Fund  
Annual Funding is the Sum of Interest Earned plus the Additions to Reserve.  
Annual Expenses are highlighted in Red. Some expenses have no defined time line (Legal) others do  
Ending Balance adjusts opening Balance for Annual Funding less Annual Expenses

## **"Attachment E"**

### **GVCCC NOTES**

- ✚ GVCCC approved its 2007 Budget.
- ✚ GVCCC approved its Nominating Committee.
- ✚ Dick Roberts will represent GVCCC as a member of CART, the oversight committee to the RTA.
- ✚ Chet Davis has been nominated by the GVCCC to the Board of Adjustments.
- ✚ Russ Symes has been named to head an investigation into proposed contract changes by Waste Management and others. This could lead to a GVCCC negotiated contract for member HOAs.
- ✚ GVCCC circulated a flier announcing the November 18 drop off of Household Hazardous Waste Collection at the Valley Presbyterian Church.
- ✚ GVCCC circulated a flier with a West Nile Virus alert.
- ✚ GVCCC is sponsoring a meeting to gather support for a 211 phone number service in Green Valley.
- ✚ GVCCC is promoting flu shots for seniors.

## COMPARISON OF CONTRACTS

	SAGUARO	TALKING TRASH	WM
ALL BASED ON A FIXED FUEL & ENVIRONMENTAL FEE			
MONTHLY	14.50	10.85	16.53
FREQUENCY OF BILLS	3 mos	3 mos	4 mos
Price guarantee	1 yr	1 yr	1 yr
Yearly cap	5%	10%	6%
Term of Contract	5 yrs	2 yrs w/automatic renewal	5 yrs
Frequency of pick up	Mon & Thurs	Mon & Thurs	Tue & Fri
RECYCLING	THUR	THUR	FRI
30 yd roll off per year	YES	(see Note)	NO

NOTE: One annual BULK trash service when residents of Talking Trash can place very large items in designated areas, such as a garage for removal.

BUNDLED LIMBS, ETC.	YES	YES	YES/NO ***
AUTOMATED SERVICE	NO	NO	YES***
SEASONAL-PARTTIME BILLING	YES #	YES •	YES

NOTES:

\*\*\*WM is looking at 1-3 years before ALL areas are automated service, therefore once they switch to automated, anything that is not in one of their automated containers will be left at the curb. Monthly fee covers one free container, extra containers are \$7 each.

● **Individuals billed for trash service quarterly.** For residents that are not living in SIVHOA full time we provide the ability to pay for the entire year of service on the first billing statement. For example if a resident is using our trash service for only 6 months, when the 4 month bill arrives simply add two additional months to your payment and we record you as paid in full for the year. There is no need to call and turn service on or off.

# **No charge to start or stop vacation holds.**



Date: 10/30/06 -- Revised

To: Mary Anne Bishop / San Ignacio Vistas

From: Julie Fanning / Waste Management

Re: San Ignacio Vistas HOA Trash and Recycle Service

Mary Anne, per your request, the updated information you needed to present to the board.

2x week trash / 1x week recycle                      \$14.50 per home, per month  
(Current Service)

Trash accepted up to 5 bags (20 gallon bags) and a 4x4 bundle of landscaping

The above rates do not include the environmental fee or fuel surcharge. I would be glad to do a fix rate of 14% per month (includes fuel surcharge and environmental) or you can stay with the fluctuating rate, currently at 9.95% fuel surcharge and 2% environmental fee.

A 5-year contract with no increase for the 1<sup>st</sup> year and a 6% cap each additional year.

The new rates will go into effect on 1/1/07

WM is currently looking at 1-3 years before all areas are automated service.

Mary Anne let me know if you need anything else. Feel free to call my cell 602-725-0486 and we can discuss. I look forward to working with you.

Thanks, Julie



November 1, 2006

To: Residents - San Ignacio Vista HOA  
From: Joe Higgins  
Re: Trash Service

- **Hand Throw** pick up from your barrel or curb side bag service. Talking Trash will pick up from customer provided cans or bags from the curb.
- **2 times a week garbage pickup** - Monday and Thursday
- **1 time a week recycle** - Thursday  
A complete list of recycled items will be provided with your recycle bin.
- **\$10.85 per month** - fixed amount which includes environmental and gas surcharge
- **Price guaranteed for one year**
- **Bills will be sent quarterly**
- **Partial year residents**

For those residents that are in Green Valley for a specific period of time each year we offer the ability to pay only for the months of trash service they are receiving. When your first quarterly bill arrives we simply ask partial year residents to mail in the full years worth of service they plan on taking. For example if you receive trash service for 6 months mail in \$10.85 x 6 instead of the \$10.85 x 4 which is the quarterly bill amount.

- **Once-a-year pickup for large amounts of trash.** A mutually agreed upon date will be advertised to all Talking Trash customers. A great way to clean out the garage!
- Talking Trash will pickup SIVHOA's pool trash no extra charge
- No charge for extra bags of trash. Our drivers will pick up most items if they will fit in our trucks on the day of delivery.

Talking Trash can be reached at **88-TRASH (888-7274)** or email [joe@88trash.com](mailto:joe@88trash.com). Talking Trash is a local trash service provider with a special emphasis on service. We believe trash service has gotten too corporate and there is room in the market for a company that goes above and beyond for their clients. Talking Trash has a fleet of various size trucks to handle any size property. We maintain back up systems that ensure 100% reliability. As the owner I've grown a number of service based business in Southern Arizona and intend to be in the trash industry for a long time to come.

Thanks  
Joe Higgins  
[www.joehigginsinc.com](http://www.joehigginsinc.com)



## About Talking Trash:

**Fully licensed and insured and in full compliance with Pima County**

**Local customer service - Local ownership - Local support**

**GPS enable trucks**

**Professional - Licensed - Uniformed Staff**

## History:

Talking Trash services all 1000 of the Sun Tran bus stops around Tucson, Oro Valley, Marana, South Tucson and Pima County among other trash services. Prior to our taking over the contract 2 years ago, Sun Tran found the level of service by the two larger multi-million dollar companies to be substandard. Entering our third year of servicing with the bus stop contract, Talking Trash has kept the contract running smooth, ahead of schedule and under budget.

Talking Trash focuses on customer service and 'bending' to meet the customers unique needs. A few of the issues we have been able to address for HOA's include:

- Special adjusted pricing for winter visitors
- Behind the gate service for premier properties
- Truck cleaning programs that reduce or eliminate oil leakage
- Staff that has a can do attitude
- Offering Bulk Trash Services to our clients
- Local Support and Service - we live here in Tucson and can address issues immediately
- Proven track record of customer service and reliability

Talking Trash also maintains a bulk trash removal division that markets to consumers and businesses in Pima County to handle their heavy or bulky trash services.

Talking Trash trucks are equipped with state of the art GPS systems that allow the company to optimize truck routes and respond real time to our customers.

Talking Trash is owned by a local entrepreneur, Joe Higgins. Mr. Higgins also owns Sports Buzz Haircuts. In this highly competitive service industry Sports Buzz has expanded in Tucson to include 9 locations in Tucson and intends to franchise the business across the country. Mr. Higgins is also the owner of Gotta Go Wireless and develops commercial real estate in Tucson. Mr. Higgins is the Tucson Chamber of Commerce 2004 Small Business Leader of the Year and is on the City of Tucson's Small Business Commission, the Chair of TREO's Small Business Commission and is the President of the Board of Directors of Catholic Community Services Foundation. Mr. Higgins is a graduate of Salpointe High School and the University of Arizona. Joe is married with two elementary age children.



**CALL 88-TRASH**



Participation in the Talking Trash program is required for each resident of the HOA.

Day of week that trash is collected would be Monday and Thursday for trash and Thursday for recycle.

### **Steps for a smooth service transition**

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1. Homeowners are responsible for contacting their current trash company to stop service. You should ask your vendor to pick-up their trash receptacles as soon as possible after a specified switch date.
2. The community's new service provider, Talking Trash, will drop off recycle receptacles to homeowners before the within the first week of service start. **For residents that do not recycle simply place the provided recycle bin at the curb for with a note at the next scheduled service.**

### **How will the new service work?**

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1. Trash service will be provided on Monday and Thursday for all homeowners beginning on \_\_\_\_\_. Pickups will continue on Monday and Thursday every week irrespective of all holidays except Christmas, New Years, Thanksgiving and 4th of July. If one of these holidays falls on a Monday or Thursday, pickup will be on the next day unless otherwise noted.
2. Trash should be made available by 7:00 AM every Monday and Thursday. Special note: On Monday's and Thursdays that are also holidays, trucks tend to run ahead of schedule. For example, just because you find that they don't usually pick up at your house until 10:00 AM, you should still prepare for a 7:00 AM pickup on holidays.
3. Recycle service is available similarly to what you have had and will be picked up on Thursday .
4. Please contact Talking Trash regarding any service issues or special needs you may incur.

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### **Talking Trash can not pick up hazardous materials:**

Gasoline, (Liquid) Paint, Insecticide, Fertilizer, Propane Tanks, Fire Extinguishers, Ammunition, or Fireworks are considered hazardous.

Dried paint is okay, but not liquid paint. Dry your unused paint with clean kitty litter.

Once dried, include kitty litter and empty paint can with the regular trash. \*

Keep each liftable item lightweight, less than 100 pounds.

Label or de-fuse any sharp or pointed trash.





5045 South Western Avenue, Suite 100, Tucson, AZ 85716-8621

October 19, 2006

RE: **SAN IGNACIO VISTAS, HOA**

Thank you for giving Saguaro Environmental Services the opportunity to bid on the refuse removal service for **SAN IGNACIO VISTAS, HOA**. We are equipped and prepared to provide **SAN IGNACIO VISTAS, HOA** homes with the highest quality service available for the community.

**Option 1 – plus floating fuel charge**

3-32 gallon cans or bags serviced curbside two times per week \$13.29 per home, per month  
1-18 gallon bin for recycling serviced curbside one time per week

3-32 gallon trash cart serviced one time per week \$10.00  
1-18 gallon bin for recycling serviced curbside one time per week

**Option 2 – includes \*fixed fuel surcharge - monthly charge will not change month to month**

3-32 gallon cans or bags serviced curbside two times per week \$14.50 per home, per month  
1-18 gallon bin for recycling serviced curbside one time per week

3-32 gallon cans or bags serviced one time per week \$11.00  
1-18 gallon bin for recycling serviced curbside one time per week

***\*Review done on an annual basis to adjust FSC based on fuel trend.***

**Saguaro Environmental Services offers added value:**

**LIGHTER TRUCKS THAN COMPETITORS – LESS WEAR AND TEAR ON COMMUNITY STREETS**

- Rate guarantee for one year.
- Structured-to-Budget = **5% rate increase cap for additional years (5 yr contract available).**
- No Pima county recycling fee.
- Yard waste need to be bundled 3X3 bundles.
- 1-30 yard roll-off per year for neighborhood clean-ups at no cost.
- No set-up fee.
- Smooth transition due to start-up experience.
- **Local** single point of contact, with 24 years of experience in the trash and recycling industry, you will have all of your request handled promptly.
- Local "Live" Customer Service Call Center -- Immediate response time
- Welcome packets will be mailed with information in regards to trash and recycling service.
- **No charge to start or stop vacation holds.**
- Our drivers have weekly safety meetings and are managed by a local supervisor team to ensure the drivers are not speeding or cutting corners too fast.

**Saguaro Environmental Services is very active in the Green Valley Community. We sponsor several senior events. We are active members in the Green Valley Chamber, support the Green Valley School Anniversary fund raiser, and several other functions.**

Please contact me with any questions you may have concerning this proposal. I can be reached at 520-382-0060 (office), 520-940-5043 (cell), or email [gonsalezk@repsrv.com](mailto:gonsalezk@repsrv.com). Thank you for your time and consideration.

Sincerely,

Kathleen Gonzalez Commercial and Residential Services Saguaro Environmental Services