

**San Ignacio Vistas, Inc.
Homeowners Association
Special Board Meeting Minutes
February 17, 2009**

APPROVED BY THE BOARD: March 9, 2009

Present: Marianne Bishop, Bob Christensen, Ed Eick, Lillie Hill and Delores Leavitt
The acting Chair is Bob Christensen and the acting Secretary is Marianne Bishop.

The meeting was called to order following the Annual Meeting by the acting Chair using the agenda as distributed.

The first order of business was to approve the minutes of the last board meeting.

A MOTION was MADE by Delores Leavitt, which was SECONDED and unanimously PASSED approving the minutes of the February 2, 2009 board meeting as distributed.

The next order of business was to approve the Revised Budget for 2009.

A MOTION was MADE by Delores Leavitt, SECONDED and unanimously PASSED approving a Revised Budget for 2009 (Attachment A).

The next order of business was to elect a President to serve until the 2010 Annual Meeting. Bob Christensen was nominated by Marianne Bishop.

A MOTION was MADE, SECONDED and unanimously PASSED electing Bob Christensen to serve as President of the Board until the 2010 Annual Meeting.

The next order of business was to elect a Secretary to serve until the 2010 Annual Meeting. Marianne Bishop was nominated by Bob Christensen.

A MOTION was MADE, SECONDED and unanimously PASSED electing Marianne Bishop to serve as Secretary of the Board until the 2010 Annual Meeting.

The next order of business was to elect a Treasurer to serve until the 2010 Annual Meeting. Marianne Bishop was nominated by Bob Christensen.

A MOTION was MADE, SECONDED and unanimously PASSED electing Marianne Bishop to serve as Treasurer of the Board until the 2010 Annual Meeting.

The next order of business was to elect one or more Vice Presidents to serve until the 2010 Annual Meeting.

Ed Eick and Delores Leavitt were nominated by Marianne Bishop to serve as Vice President. Motion carried.

The next order of business was to appoint the Architectural Committee.

A MOTION was MADE by Marianne Bishop SECONDED and unanimously PASSED approving Jerry Larsen, Jerry LeTendre, Don Peterson and Susan Trecartin to serve as members of the Architectural Committee until the 2010 Annual Meeting and that Ed Eick will serve as Board Representative to this Committee.

The next order of business was to appoint the Maintenance Committee.

A MOTION was MADE by Marianne Bishop SECONDED and unanimously PASSED approving Rob Alstaetter, Jim Chervenka, Bob Hill, Lillie Hill, Jane Hilsenhoff, Rick Irvin, Eileen MacLaren, Jean Ross and Jim Steffen serve as members of the Maintenance Committee until the 2010 Annual Meeting and that Lillie Hill will serve as Board Representative to this Committee.

The next order of business was to appoint a Board Representative to the Green Valley Community Coordinating Council (GVCCC). Bob Christensen was nominated by Marianne Bishop.

A MOTION was MADE, SECONDED and unanimously PASSED that Bob Christensen serve as the Board Representative to the Green Valley Community Coordinating Council until the 2010 Annual Meeting.

The next order of business was to appoint an Audit Committee to serve until the 2010 Annual Meeting. No member of the Board shall serve on the Audit Committee. Marianne Bishop proposed the following appointments.

Greg Nowak, Jack Powers and Ed Wismeyer to serve as members of the Audit Committee until the 2010 Annual Meeting and that Jack Powers will serve as the Chair. Motion carried.

The next order of business was to appoint the members of the Financial Advisory Committee to serve until the 2010 Annual Meeting. Marianne Bishop proposed the following appointments.

A MOTION was MADE, SECONDED and unanimously PASSED that Marianne Bishop, Jim Chervenka, Bob Christensen, Lillie Hill, Rick Irvin, Kerm Jensen, Greg Nowak, Jim Steffen and Don Strong to serve as members of the Financial Advisory Committee until the 2010 Annual Meeting and that Bob Christensen serve as the Chair. Motion carried.

The next order of business was to appoint the members of the Common Area Study and Invasive Grasses Study Committees.

A MOTION was MADE by Marianne Bishop SECONDED and unanimously PASSED that the Common Area Study and Invasive Grasses Study Committees be absorbed by the Maintenance Committee.

The next order of business was to appoint the members of the Security Committee to serve until the 2010 Annual Meeting. Marianne Bishop proposed the following appointments.

A MOTION was MADE, SECONDED and unanimously PASSED approving Chuck Catino, Jim MacLaren and Gary Raff to serve as members of the Security Committee until the 2010 Annual Meeting and that Jim MacLaren serve as the Chair to this Committee.

The first meeting of the newly constituted board will be held on Monday, March 9 at 4735 S Prairie Hills Drive beginning at 9 AM.

The meeting was adjourned at 11:45 AM.

Respectfully submitted,
/s/
Marianne Bishop, Secretary

ATTACHMENT A

2009 Revised Budget versus 2009 Budget
Statement of Revenue, Expenses and Fund Balances
(Modified Cash Basis)

	Operating Fund		Reserve Fund	Total All Funds
	2009 Budget	Revised Budget		
Revenue				
Assessments (per member \$450 in 2008)	\$102,600	\$102,600	\$0	\$102,600
Transfer and Document Fees	1,400	1,400	0	1,400
Interest	<u>863</u>	<u>661</u>	<u>7,990</u>	<u>8,651</u>
Total Revenue	<u>\$104,863</u>	<u>\$104,661</u>	<u>\$7,750</u>	<u>\$112,400</u>
Expenses				
Maintenance Expenses	\$46,847	\$38,349	\$19,090	\$57,439
Administrative Expenses	13,678	14,078	0	14,078
Other Expenses	<u>5,755</u>	<u>7,557</u>	<u>0</u>	<u>7,557</u>
Total Expenses	<u>\$66,280</u>	<u>\$59,984</u>	<u>\$19,090</u>	<u>\$79,074</u>
Excess Revenue (Expenses)	\$38,583	\$44,677	-\$11,340	\$33,326
Reserve Allocation To (From)	<u>-40,356</u>	<u>-46,356</u>	<u>46,356</u>	<u>0</u>
Net Increase (Decrease) After Allocation	<u>-\$1,773</u>	<u>-\$1,679</u>	<u>\$35,016</u>	<u>\$33,326</u>
Fund Balances				
Beginning of Year Fund Balance (Estimated Actual)	<u>\$2,632</u>	<u>\$2,321</u>	<u>\$173,038</u>	<u>\$175,359</u>
End of Year Fund Balance (Budget)	<u>\$859</u>	<u>\$642</u>	<u>\$208,054</u>	<u>\$208,696</u>