

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

December 4, 2006

APPROVED by the Board January 10, 2007

Present: Board Members: Marianne Bishop, Jim Chervenka, Bob Christensen, Gorman Fisher and Roger Mikusek. The agenda was approved with no additions.

1. Approval of Minutes

The November 6 minutes were approved as distributed.

2. Officers' Reports

A. Secretary

The dues notice was mailed "bulk rate" the last week in November (cost approximately \$350) which included postage for the return envelopes.

The Annual Meeting will be held in the Saguaro Room at Canoa Recreation Center from 9 AM to Noon on Thursday, February 15, 2007. The secretary suggested a registration period, with coffee and donuts between 8 and 9 AM with a call to order of 9 AM.

Establish a Record Date

The Secretary 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 15, 2007. Passed unanimously

B. Treasurer

The Statement of Financial Condition at November 30 2006 (Attachment A) was approved as distributed.

The board reviewed Terry Cogan's proposal to perform a review of financials for 2006. Because the Treasurer's position changed in June of 2006, it was decided it would be appropriate to engage a review for 2006, skip 2007 and then schedule a review every other year, unless circumstances change.

Bob Christensen made a motion to accept Terry Cogan's proposal for 2006 to perform a review of our financials for \$2,450. Jim Chervenka seconded. None opposed

Because there were service charges that were ultimately reversed by Chase for depositing dues checks during December 2005-January 2006, the secretary investigated moving our checking and money market to Compass.

Bob Christensen made a motion to move these accounts to Compass, seconded by Marianne Bishop. None opposed.

C. President The President's report is included as "Attachment B".

The President would like each committee Chair to make a presentation at the Annual Meeting detailing committee accomplishments for 2006 and recognizing member's contributions.

He also recommended that the board reps canvas members of their respective committees to determine who is willing to continue serving in 2007 as a starting point for organizing the new committees. These need formed by the end of February in order to be published in the Minutes book that is distributed to all Homeowners.

3. Committee Reports

A. Architectural Committee

The revision to the painting rule was reviewed. (Attachment C).

A motion was made and seconded to approve the rule as presented. None opposed

Bob Christensen complimented the Architectural Committee on behalf of the board for the clarity and presentation of the color matrix as well as rewording the rule, which is an enormous improvement over the previous version. In addition, the effort of contacting three major paint providers, establishing discounts to our homeowners, creating coding for SIV colors and putting together 3-ring binders with each of the paint chips will be a tremendous benefit to SIV as a whole.

Because of the revision to the paint rule, the entire Homeowner Rule will be reprinted and distributed to all homeowners in January.

Signposts on Calle Tres will be installed by A-1 Striping during the first week in December.

B. Budget/Financial Advisory Committee

Will prepare an article for the January 2007 newsletter.

C. Decorations Committee

A Committee, consisting of Ron and Nell DeVree, Gene Bengston, Barry & Marianne Bishop and Linda and Bruce Morgan decorated the entrances on the Monday after Thanksgiving. Royce Hill has shown an exceptional interest in spearheading this committee.

There is a need to replace many of our lights.

Roger Mikusek made motion to approve expenditure, not to exceed \$500 to refurbish the Christmas decorations. All approved.

Extension cords were strung on the hill behind the Vold's house to the monument, and run through as many trees and bushes as possible to lift them from the ground. If pack rats chew the cords or other outage is encountered during the holiday season, no one from the committee will be called to climb the hill. It is extremely dangerous and there is a risk of having someone fall and get hurt during this operation. The Secretary urged that we continue seeking to get electric installed at this entrance.

In lieu of having TEP install new service for the Calle Tres monument, the Maintenance Committee will contact the Vold's to see if we could run conduit from their service with a secondary meter. This would avoid having to climb this hill each year, as well as providing a more reliable source of lighting to the entrance. In lieu of a sub-meter, an alternative would be executing an agreement to reimburse the homeowner for an agreed-upon amount for electricity used to light this entrance.

D. GVCCC Representative

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

E. Maintenance Committee

Jim Chervenka presented the report (Attachment "E").

F. Nominating Committee

For three positions needed, two candidates have been identified thus far. Marianne Bishop will run for re-election and Cliff Marrs has expressed willingness to be a candidate. At least one other must be identified prior to a ballot being prepared for January 22, 2007 mailing. Any candidates identified will be invited to attend the January board meeting.

4. Continuing Business

A. Trash

Roger Mikusek presented a proposed timetable for moving forward with an amendment to our CC&Rs to address the trash and recycle situation. Jim Chervenka suggested that the Trash and Recycle Committee add several homeowners to the committee.

Roger Mikusek made the following Motion:

1. Expansion of the Trash and Recycle Service Committee (T & R) to include at least three homeowners, and
2. Acceptance of the timetable as presented (Attachment F).

Seconded by Bob Christensen and all were in favor.

B. Committee Recognition Awards

Five awards were approved at the September meeting. Gorman has 4 people on the Architectural Committee deserving recognition and the Maintenance Committee has two.

Gorman Fisher made a motion to have the number of awards expanded to 6 for the amount of \$300 to purchase \$50 gift certificates for the Amado Inn. Roger Mikusek seconded. Jim Chervenka voted yes. Bob Christensen and Marianne Bishop abstained.

5. Adjournment

Because Gorman Fisher will be out of town on January 8, he asked to have the January board meeting rescheduled. The next meeting will be on Wednesday, January 10 at Desert Hills Recreation Center in the Small Conference Room. With no further business to come before the board, the meeting was adjourned at 11:15 AM.

Respectfully submitted,

/S/

Marianne Bishop, Secretary

"Attachment A"

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

Statement of Financial Condition

11/30/2006

2006 Assets and Liabilities

Assets	
Operating Funds	\$ 13,573.64
Reserves	<u>165,711.78</u>
Total	\$ 179,285.42
Liabilities	
2007 dues paid in advance	\$ -

2006 Income and Expenditures

Income	
Dues	\$ 71,592.00
Transfer Fees	975.00
Document Fees	1,500.00
Other	53.10
Operating Funds Interest	952.09
Reserve Interest	4,568.31
2005 Op Acct Bal-CarryFwd	<u>7,862.00</u>
Total	\$ 87,502.50
Expenditures	
Operations Expenses	\$ 50,668.55
Reserve Projects	<u>4,884.76</u>
Total	\$ 55,553.31

Homeowner's Reserve Equity

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

Unaudited

"Attachment B"

COMMENTS FROM THE PRESIDENT

I would like to touch briefly upon a subject that can possibly help to reduce some of the discussion that has been occurring relative to trash discussions. The normal protocol for presenting information to the board, which needs research, etc., is to develop a working committee. The responsibility of the committee is to develop, discuss, and finalized the information to be presented to the board for review at each assigned board meeting. By following this procedure, the board does not circumvent the Open Meeting Laws. If the committee decides that board action is required sooner than the next scheduled board meeting, then the Committee chairperson should request an earlier meeting date. I believe that in our fervor to resolve various trash issues that the committee-board protocol was lost in the shuffle. I take responsibility for not having suggested this path sooner, but hope that it will be followed in the future.

General Information: *Paint & Sealant Quality*--Herein quality refers to longevity and/or tendency to fade. Paint and sealants consist of varying amounts of "solids". The greater amount of solids generally increases the life (and price) of the product. Many paint and sealant manufacturers provide the same paint color in different formulations of paint and sealant solids. It is suggested that the homeowner discuss with his contractor both the color and quality of the selected paint and sealants.

Depending upon paint quality, it is suggested that repainting should be considered every 5 to 8 years.

1. All approved stucco and trim colors are preceded with the word "SIV" (i.e. SIV Mesa Tan, etc.). These colors have been established with 3 of the major Tucson paint suppliers, Dunn Edwards, Frazee, & Southwestern Paint Co. Refer to the **SIV Paint Color Matrix** for additional information. Paint chips are available from the SIV Architectural Committee for matching when using other than the above paint suppliers.
2. Front doors shall be painted the official stucco or trim color of the house, or with a paint color that resembles wood.
3. Roof seal that is visible from neighboring lots or from above streets must not cause a glare because of sun reflection. The approved sealant color of the **roof's visible area** is SIV Mesa Tan or darker. This may require tinting the basic roof seal color (which is usually white).
4. Security/metal doors, gates, and railings shall be painted in the official stucco or trim color, or black, in flat or low sheen paint.
5. Garage doors shall be painted the official stucco color of the house.
6. All gutters, downspouts, utility boxes, and conduit shall match the trim or stucco color to which they are affixed. Downspouts and other items mounted on brick shall be painted "Mexican Adobe" to simulate brick. Flat or low sheen paint shall be used.
7. Simulated Brick on Homes: These brick are porous. It is suggested that the homeowner consider sealing this brick at the time of repainting.

SIV PAINT COLOR MATRIX

STUCCO	T R I M to be used with the 5 Stucco colors									
	SIV Arden Green	SIV Cold Stream	SIV Loch Ness	SIV Mesa Tan	SIV Palm Springs	SIV Raven- wood	SIV Sedona Peach	SIV Spanish Brown	SIV Toffee Crunch	SIV Village Blue
<i>SIV Honey Beige</i>	X									X
<i>SIV Mesa Tan</i>	X	X	X			X	X	X	X	X
<i>SIV Palm Springs</i>	X	X	X	X		X	X	X	X	X
<i>SIV Sedona Peach</i>	X		X			X		X		X
<i>SIV Toffee Crunch</i>	X	X	X	X	X	X	X	X		X

- Notes:**
1. The first column lists the 5 SIV colors available for the "Stucco" (main body) of the house
 2. Use the above matrix to determine which SIV colors can be matched with each of the SIV Stucco colors.
 3. Paint chips can be borrowed from the Architectural Committee.
 4. Southwestern Paint **Mexican Adobe color-code 2316** (or matching equivalent) to be used when matching **brick color**.
 5. Brick on homes should be coated with a clear sealer at each repainting.
 6. All paints used should be low sheen or flat color.
 7. **Refer to current Painting Rules for more painting details.**

- Vendor Info:**
1. **Dunn Edwards Paint**, 327-6011, 4320 E. Speedway Blvd., Tucson.
 2. **Frazer Paint & Wallcovering**, 323-1075, 4741 E. Speedway Blvd., Tucson.
 3. **Southwestern Paint**, 795-0545, 5036 E. Broadway Blvd., Tucson.

SIV Acct # 234607-000 for 20% discount.
 SIV Acct # 796581 for 15% discount
 Ask for Level 4 discount (\$4-\$5/gal)

"Attachment D"

GVCCC NOTES November 16;, 2006 Meeting

- ✚ Prior to Regular Meeting, GVCCC held a hearing on Trash. A spokesperson provided the history of the Esperanza Estates fiasco. Central to their problem is their streets are public which precludes their entering into a contract for trash removal (although they attempted to do so). Homeowners were able to separately contract with TT. GVCCC cannot negotiate a service contract either. This leaves each HOA to sort out what is best for their homeowners. GVCCC urged education of the homeowners on the issues and a careful read of their CC&Rs. GVCCC will invite WM and others to a January 8 meeting at 9 am.
- ✚ RTA-CART meets on November 29.
- ✚ S-11 Planning Area Extension is on Pima County Planning & Zoning agenda for November 29 and Board of Supervisors for December 19.
- ✚ Household Waste Collection at Presbyterian Church on Saturday November 18 from 8 am – Noon.
- ✚ Construction of the Roundabout at Canoa Ranch and Frontage Road to start in the 1st Qtr.
- ✚ Construction of the West Frontage link at Continental to be completed in the 1st Qtr.
- ✚ Construction of East Frontage extension will not begin before 2008. This could result in a Roundabout at both ends of East Frontage.
- ✚ Pima County is working on a \$1 billion bond issue for 2007 that would include \$60 – 70 million for Green Valley.
- ✚ Elissa Ostergaard from the Arizona Game and Fish Department addressed the Coyote problem. She described recent events as highly unusual and perhaps unique. There is no evidence that the coyote(s) is rabid. Best guess is the coyote(s) has been fed. Feeding reduces the coyote(s) natural inhibitions around humans and can result in an attack on humans in the feeding area. Object lesson: do not feed wild animals or leave pet food outside. Several brochures were handed out.

"Attachment E"
Maintenance Committee Report
Dec. 4, 2006

- The annual tree trimming by LaSierra Ranch is planned for mid-December. Linda Gregory will coordinate this work with participation by other Maintenance Committee members. An initial walk around to review Common Area trees in need of pruning was conducted by Linda Gregory and 4 members of the Maintenance Committee on Nov. 29, 2006. During initial review no trees were identified for removal during the 2006 tree trimming because of disease.
- To date there have been 10 requests by Homeowners for pruning and / or removal of trees in Common Areas. The Maintenance Committee reviewed nine of these requests during their Nov. 29, 2006 walk around. The 10th request was received after Nov 29 and has yet to be reviewed. Of the 9 requests reviewed on Nov. 29 Gold Canyon Landscaping has already addressed one. The Maintenance Committee agreed the other 7 requests having to do with trees in Common Areas behind houses will be addressed during the December, 2006 tree trimming. The remaining request had to do with a tree in a Common Area in front of a house.
- An uneven area on the sidewalk was reported in front of Lot 30 on Vista Ridge Ct. Maintenance Committee members completed a review of all other sidewalks in the neighborhood for similar unevenness. Several lesser areas of unevenness were noted as well as several areas with some cracking. J. Chervenka will pursue identifying options and appropriate actions to address the uneven sidewalk areas, particularly in front of Lot 30.
- Gold Canyon continues to work on routine landscaping maintenance of the common areas. The weeds have now been cut on all interior common areas. An initial pass to cut weeds has also been completed around most of the neighborhood perimeter. Focus areas for the next month will be to:
 - (a) address plant growth in interior common areas immediately adjacent to back and side yard fences
 - (b) begin a second pass around the neighborhood perimeter to
 - 1) cut the grass in areas not addressed during initial work on the perimeter
 - 2) address plant growth immediately adjacent to back yard fences around the perimeter
- At the November meeting the Maintenance Committee was in consensus to ask Gold Canyon not to do any work for individual homeowners on the day (currently Thursday) Gold Canyon is working for SIV Homeowner's Association.
- The next Maintenance Committee meeting is scheduled for Dec. 18 at 9 am at the Canoa Hills Social Center.

✚ February 5 Board Meeting:

- Board to review and approve format of RFP presented by T & R
 - RFP should set out service level required (frequency and nature of pick up, number and size of containers etc, billing frequency, suspension of service rules)
 - RFP should set out all inclusive pricing format, with caps on annual step ups
 - RFP should set out direct billing requirement
 - RFP should set out limit to HOA liability
 - Request response, including draft of proposed contract, not later than February 21
- Board to review and approve proposal from T&R to solicit RFP from S, TT and WM

✚ February 15 Annual Meeting:

- Agenda to include:
 - Report of the Nominating Committee,
 - Recognition and Introductions,
 - Report of the Secretary,
 - Report of the Architectural Committee to include presentation of New Paint Guidelines,
 - Report of the Financial Advisory Committee to include 2007 Budget, Replacement Reserve Plan and Dues Increase,
 - Report of the Maintenance Committee,
 - Report of the T & R Committee to include report on ballot initiative, outline of RFP process and implications of changing our Provider,
 - Residents Time,
 - Voting Results,
 - Announcements

✚ March 5 Board Meeting:

- Board to review and approve "Trash Contract" presented by the T & R and approved by McEvoy
- Board to review and approve plan by the T & R to notify trash provider and provide list of homeowners to solicit for services.
- Board to review and approve plan by the T & R to notify homeowners, and provide instruction changeover, if any

✚ March 31

- Initiate new Trash Service
 - Deliver, if applicable, new recycle bins
 - Provide, if applicable, new 2007 pick up calendar
- Return, if applicable, recycle bins to WM
- Request refund, if applicable, from WM

“Attachment F”
TRASH AND RECYCLE COMMITTEE TIMETABLE

✚ Prior to January Board Meeting:

- The T & R prepare language to Amend the CC&Rs for the sole purpose of permitting the Board to negotiate a contract with a sole Trash provider subject to the following conditions:
 - The Amendment language be approved by McEvoy prior to our January 10th Board Meeting,
 - The Amendment language be approved by the Board at its January Meeting,
 - The Amendment include a provision for direct billing of the homeowner,
 - The Amendment include a provision that limits liability of the HOA or its Board,
 - The Amendment include a provision that requires a Request for Proposal (RFP) from at least three providers
 - The Amendment include a provision that any contract be subject to approval by Counsel.

✚ January Board Meeting:

- The Board to review and approve the results of December 1 Survey presented by Secretary.
- The Board to review and approve the Amendment language proposed by the T & R and approved by McEvoy.
- The Board to review and approve a Ballot to Amend CC&Rs and placing it before the Homeowners proposed by the T & R.
- The Board to review and approve an education piece proposed by the T & R to accompany Ballot.

✚ January 23 Mailing of Annual Meeting Notice:

- Mailing to include
 - The Annual Meeting Notice and,
 - Nominees and Ballot for Electing Directors to the Board
 - Announce the Board Approved Results of December 1 Survey
 - One page Education Piece presenting arguments for Amending CC&Rs to permit contract with Trash Provider
 - Ballot to Amend CC&Rs (on back of Education Piece?)