

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

**Minutes
Annual Meeting
of Homeowners**

February 17, 2009

**Mailing Address:
P.O. Box 1150
Green Valley, AZ 85622-1150**

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BOARD OF DIRECTORS - 2009

Email the board: sivboard@sivhoa.org

Bob Christensen	393-0304
President & Director	
Marianne Bishop	625-4924
Secretary/Treasurer & Director	
Ed Eick	664-5752
Vice President & Director	
Delores Leavitt	399-2210
Vice President & Director	

5th Director Position currently vacant

MEETING DATES – BOARD

Mondays - except where noted

January 5 2009
February 2 2009
Annual Meeting Tuesday, February 17 2009
March 9 2009
April 6 2009
May 4 2009
No meetings scheduled June, July & August
September 14 2009
October 12 2009
November 9 2009
December 7 2009
January 11 2010
February 8 2010
Annual Meeting Tuesday, February 23 2010

Open meetings are advertised in the Green Valley News, San Ignacio View and are posted on the website (www.sivhoa.org).

Normally our meetings are held at 4735 S Prairie Hills Drive and begin at 9 AM. We suggest you contact the Secretary to confirm the particulars for all meetings in case there has been a change.

San Ignacio Vistas, Inc.

HOMEOWNERS ASSOCIATION ANNUAL MEETING OF MEMBERS

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CALL TO ORDER
Bob Christensen

The Secretary was in receipt of 157 ballots and 57 homeowners were in attendance. With no other requests for items to be placed on the agenda, the meeting was called to order at 9 AM and proceeded using the agenda as mailed to homeowners.

NOMINATING COMMITTEE
Bob Christensen

The Nominating Committee this year consisted of Bob Christensen, Chair, Marianne Bishop, Rick Irvin and Jim Steffen. Our task was to select a slate of nominees to be presented to the Members as candidates for election to the Board for the term 2009 to the annual meeting in 2011.

Our slate of nominees was presented to the Members with the Annual Meeting Notice in January.

The slate consists of:

Marianne Bishop has been a Board Member since 2005; Secretary of SIVHOA since February 2003 and Treasurer since June 2006;

Ed Eick homeowner since 2005 and full time resident since October 2008 and currently serves as a member of the Architectural Committee

Lillie Hill, full time resident since October 2006, member of the Decorations Committee since 2006 and member and recording secretary of the Maintenance Committee since 2008.

There were no nominations from the floor.

The Tellers, Gary Powers (Head Teller), Marcia Bengston, Mary Lou Catino, Pam Irvin and Alice Kroboth were dismissed to count the ballots.

PRESIDENT'S REPORT

Bob Christensen

As most of you know we rely upon our committees to do the work of the Association. Each of our Standing Committees has provided a report for the year just ended. Please read these so you can share with me the admiration I have for the fine work they did in 2008.

Beginning in January of 2008 the Maintenance Committee executed several projects to maintain our streets. The last of these was completed earlier this month. The Committee also overcame the rather disappointing performance of Gold Canyon with respect to maintaining our common areas. The committee ended our relationship with Gold Canyon in December and in January awarded the contract to Santa Rita Landscaping, a Tucson company.

Several members of the Maintenance Committee updated and extended the time frame of our Maintenance Plan. This was delivered to the Financial Advisory Committee in March together with a related Funding Plan and Replacement Reserve Plan. The cost data going into these plans was based in large measure on the projects we funded in January of 2008. Had we waited until July the same projects would have cost 80% more and it would have been impossible to complete our plans. Fortunately the cost of asphalt has come down substantially since then. When we update these plans again in March we will use the most current cost data available, mindful that no matter how volatile the data the planning process provides a solid foundation for ensuring the financial health of the Association in 2009 and beyond.

This is not a small task. As our extensive network of streets (2.67 miles), curbs, sidewalks and drainage lines mature they will cost more to maintain. Our association also maintains 12.5 acres of common area (13 acres that are not), more than almost any other association in Green Valley. At the same time our association is less densely populated than many others in Green Valley. This means that each lot in San Ignacio Vistas must carry a larger maintenance burden than most of our neighboring associations. During 2008 we spent \$98,000 on maintenance including \$58,911 on streets and sidewalks and \$34,700 on our common areas. The scale of these expenditures dictated a large jump in our dues assessment in 2008 followed by a smaller increase in 2009.

Several factors could combine this year so as to put an end to this sequence of increasing dues assessments. First our new service agreement with Santa Rita is for much less money than those we had with Gold Canyon. Second we are now hopeful the cost for containing the invasive grasses will be less than budgeted. Third we have already completed the only significant street maintenance projects planned for this year and next.

Finally we suspect the deflation that we have encountered elsewhere will also be reflected in our cost estimates for street and sidewalk maintenance going forward. Since there is much work to be done to prove these assumptions it would be premature to forecast an actual lowering of our dues assessment for 2010, but it is at least a possibility and one that could not have been foreseen even a few months ago.

Another major development in 2008 came with the work of the Audit Committee. Initially the intention was to provide our homeowners with a full, independent review of our books without incurring the expense of an outside audit. But the Audit Committee vastly exceeded our expectations and delivered a robust review of our entire treasury function followed by the development of a Manual that can be used by this and future Boards to ensure we maintain the highest of standards. You will find their report below together with the comparative year end statement of assets, liabilities and fund balances and the comparative statement of revenue, expenses and fund balances for the years 2008 and 2007.

Not all of the work done by our Committees is of their choosing. In September 2007 legislation negated a portion of our CC&Rs regarding for sale signage and presented additional challenges regarding solar panels. The Board responded by asking the Architectural Committee to develop the "For Sale Signs" and "Solar Energy Devices" rules that now guide homeowners in these areas. Similarly the Maintenance Committee developed various changes to the rule regarding "Common Area Trees and Other Vegetation". Each of these went through several drafts and were reviewed by counsel before they and related forms were included in the updated rules package distributed to all our Members in January.

On a final note I would like to thank the many homeowners who have volunteered to serve on our committees. They are critical to the task of protecting the value of your home and I would ask each of you to thank our volunteers for the excellent work they do on your behalf.

INTRODUCTIONS AND RECOGNITION

Bob Christensen

You have already met Marianne Bishop who has just completed her second term as a Director. She also is the secretary and treasurer, served on the Financial Advisory, Decorations and Nominations Committees and as editor of our newsletter and maintains the Association's website.

Rick Irvin completed the term for Duane Nealy who resigned in September and has served as board liaison and chair of the Maintenance Committee and a member of the Financial Advisory and Nominating Committees.

Jerry Larsen is unable to be here today. Jerry joined the board in December 2007 and completed the term of Geri Greb. He served as board liaison and chair of the Architectural Committee.

Delores Leavitt served as Vice President and representative to the Green Valley Community Coordinating Council.

SECRETARY'S REPORT

Marianne Bishop

Good morning, I also want to thank you for taking time out of your busy schedules to attend this meeting and for your support and interest in what goes on behind the scenes to retain San Ignacio Vistas as what I believe is a preferred area in Green Valley. I am sure you realize that the main objective of the Board of Directors is to maintain the common areas and to see that the governing documents are enforced in order to protect and enhance the value of our homes.

At times we might be called upon to make a difficult decision but we always have the best interest of all homeowners in mind. We never act hastily and always seek wise counsel from a multitude of sources in the decision making process because we take seriously the responsibility placed in us.

I personally want to thank the board members for their hard work, and all of the committee members for the time they devoted this year on each and every project. You will be hearing from the standing committees next as they share with you their accomplishments for 2008. I would now like to recognize contributions of individuals on committees that don't meet on a regular basis but whose members donate time to our community on an ongoing basis.

The Neighborhood Watch captains patrol their immediate neighborhood looking for things that may be amiss such as a garage door standing open all day or newspapers and packages piling up. We also enlist members of this committee to check for damage to vacant properties in the event of a weather related event, such as a microburst or unusually heavy monsoon storm.

Recently the Committee was called into action in January to deliver a package to you that combined 3 separate mailings. This effort saved a substantial amount of postage and other related expense. It is unfortunate that we couldn't time the delivery to coincide with the 2009 edition of the GVCCC phone directory therefore we will be putting this committee to work again in the very near future.

I also want to acknowledge and thank our Decorations Committee. This is the third year that Royce & Lillie Hill have directed the holiday effort and they continue to add touches to enhance this wonderful display. I am sure that they join me in thanking their helpers this year: Rob Alstaetter, Ron & Nell DeVree, Bruce & Linda Morgan and Jim Steffen

In response to the unfortunate event that caused damage to the Amato home in early 2008, the board appointed a Security Committee consisting of Chuck Catino, Jim MacLaren, chair and Gary Raff. Shortly thereafter the Tucson BP Station Stakeholder Liaison Committee was formed and began meeting monthly to review various methods to raise Community awareness and the level of protection afforded by the Border Patrol to Green Valley residents.

Because of this effort, illegal activity seems to have diminished since May. Even so, we must maintain our guard and pressure on the Border Patrol to keep a visible presence in order to discourage the coyotes from using us as a pick-up point.

Thirsty Thursday continues to be a popular monthly gathering and provides an opportunity to get to know fellow residents. The event was started in SIV in April of 2006 and the 34th event takes place this coming week. I want to recognize and thank our hosts for 2008:

We had 7 first time hosts:

Barry & Marianne Bishop
Elizabeth Cohen
Kathleen Curran & Peter Falch
Cleo Harrington
Delores Leavitt
Ernie & Pat LeMaster
Fred & Sharon Renshaw

The following homeowners hosted their 2nd event:

Hank & Bernie Chulumovich
Greg & Mary Jane Nowak
Jim & Karen Steffen

Jim & Paula Chervenka and Bob & Karen Christensen held their 3rd event in 2008 but the Christensen' have pulled into the lead last month when they hosted their 4th gathering.

Delores Leavitt has recently agreed to assume the responsibility of lining up homes for our monthly gatherings. You will find a listing of the 2009 schedule with contact information for Delores in the handouts. Please call her if you are able to hold one of the open months.

This year I updated the Neighborhood Directory and a copy was distributed to each homeowner. In this edition I have included the holiday trash schedule for Saguaro on the inside front cover.

I urge you to put this directory by your phone or somewhere in easy reach and take a few minutes to browse the handy features. Alternate phone numbers are included for our winter residents. The back of the book contains a cross reference by street address that provides the name of each lot owner.

I maintain our website and this summer as time permits would like to do some upgrading and modifications to the site. If there is anyone with experience in website design and you would be available to consult with me on this project I would welcome your input.

The last two years we had a neighborhood garage sale in February, but did not schedule one this year because of spotty participation. Unless there is overwhelming support I would have to categorize this effort as something that we tried, but it seems like our HOA is just not into garage sales.

Following is an analysis of home sales for our area for the past six years.

RECAP OF PROPERTY TRANSACTIONS/COMPARISONS

YEAR	HOMES SOLD	REC'D ASKING PRICE PER MLS LIST	MLS ----- REALTOR	"FSBO" SOLD BY OWNER**	AVG SALES PRICE	PRICE RANGE
2003	23	2	21	2	194,117	* \$130,000 - \$291,500
2004	22	9	20	2	242,435	* \$133,900 - \$333,000
2005	16	9	14	2	340,692	*\$268,000 - \$439,000
2006	13	4	9	4	341,756	*\$259,900 - \$435,000
2007	7	1	5	2	297,500	\$190,000 - \$458,000
2008	6	1	5	1	337,967	\$280,000 - \$389,900

*fsbo not included 2003-6

The average square feet for the 6 homes sold in 2008 was 2098 and the price per square ranged from \$133 to \$202 as compared to \$138 to \$265 per sq. ft in 2007. This supports an argument that location and amenities continue to impact the price a buyer is willing to pay if they really want a house and you are in a position to wait for that buyer.

Of the 10 homes that were on the market as of 2-18-08, three sold and five* are currently on the market. There are 2 homes under contract. The one that is scheduled to close in mid February is not listed below.

HOMES ON THE MARKET AS OF 2-4-09

ADDRESS	CURRENT ASKING	APPROX SQ. FT	PRICE SQ. FT.
4943 S Gloria View Ct. under contract	\$239,000	1723	\$139
4879 S View Ridge Dr. *	\$267,000	1767	\$151
1422 W Hidden Crest Ct.	\$274,500	1867	\$147
4884 S Desert Sunset Dr.	\$275,000	1867	\$147
4839 S Harvest Moon Dr.	\$299,000	1725	\$173
4927 S Prairie Hills Dr. *	\$299,900	1725	\$174
4714 S King Arthur Ct. *	\$308,000	1806	\$171
4725 S Gloria Vista Dr.	\$349,000	1923	\$182
4702 S King Arthur Ct. *	\$435,000	2163	\$201
1797 W Sonoran View Dr. *	\$449,000	2600	\$173
4719 S Harvest Moon Dr.	\$525,000	2536	\$207

In February 2008 we had 3 homes under contract. My commentary in last years report stated: "hopefully the market is starting to turn around". This proved to be far from the truth and in 2008 we had one less sale than 2007. Still with the poor market I was surprised to see that the average sales price for 2008 was actually higher than 2007 and close to what it was in 2005 and 2006.

Clearly this is not the time to have to sell your home. I am sure that you join me in looking forward to some positive news and definitive action in order to turn the tide here in the United States as well as having a constructive impact on the global economy. Until then your board will continue to do all we can to make certain that the property values in our community stay strong by keeping San Ignacio Vistas an inviting and attractive place to call home.

In October 2008 the board approved an amendment to the by-laws to make both the Audit and Financial Advisory Committees Standing Committees of the Association. This change was reflected in the revised pages of our by-laws that were distributed to you in mid January. Jack Powers who has chaired our Audit Committee for the last two years will present the findings of the 2008 Audit on behalf of the committee.

COMMITTEE REPORTS

AUDIT

Jack Powers

I would like to thank the other committee members, Ed Wismeyer and Greg Nowak, for their assistance in completing the internal audit. The committee would also like to express appreciation to the treasurer and president for the excellent condition of the records and their cooperation to facilitate an efficient and timely audit.

The Audit Letter and audited Year-end Financial Statements follow.

Audit Committee Report

To the Board of Directors
San Ignacio Vistas, Inc.

We have performed an internal audit of the accompanying statements of Assets, Liabilities and Fund Balances (modified cash basis) and Revenue, Expenses and Fund Balances (modified cash basis) of San Ignacio Vistas, Inc. (a non-profit organization) as of and for the years ended December 31, 2008 and 2007. These financial statements are the responsibility of the organization's management. Our responsibility is to express an opinion on the financial statements based on our internal audit.

We conducted our internal audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Our internal audit procedures included examining, on a test basis, evidence supporting the amounts in the financial statements as well as evaluating the overall financial statement presentation. We believe that our internal audit procedures provide a reasonable basis for our opinion.

The financial statements are prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than generally accepted accounting principles.

In our opinion, as the internal audit committee, the financial statements referred to above present fairly, in all material respects, the assets, liabilities, fund balances, revenue and expenses of San Ignacio Vistas, Inc. as of and for the years ended December 31, 2008 and 2007, on the modified cash basis of accounting.

The San Ignacio Vistas, Inc.
Internal Audit Committee

January 23, 2009

San Ignacio Vistas, Inc.
Notes to Financial Statements

1. ORGANIZATION

San Ignacio Vistas, Inc. (the Association) is incorporated as a non-profit corporation under Arizona law. The duration of its existence is perpetual. The purpose of the Association is to promote the health, safety and welfare of its Members and to provide for architectural control of the 228 Lots comprising the subdivision and maintenance and preservation of the Common Areas (streets, sidewalks, drainage-ways and greenbelt areas).

The Association is governed by the Declaration of Establishment of Covenants, Conditions and Restrictions (CC&Rs) as they may be amended by the Members from time-to-time.

As a Homeowners Association, SIV is considered a Common Interest Realty Association for accounting and financial reporting purposes.

2. BASIS OF ACCOUNTING

The financial statements are prepared on a modified cash basis of accounting. Under this method, transactions are generally reported at the time cash is received or disbursed. The primary exception relates to member annual assessments, a substantial portion of which are collected by December 31 for the following fiscal year. In the year-end financial statements such amounts are classified as "assessments received in advance" and recognized as revenue in the fiscal year for which they are budgeted.

3. FUND ACCOUNTING

The Association utilizes an Operating Fund and Reserve Fund to account for its financial transactions. The Reserve Fund is designated for future major maintenance, repairs and replacements of Common Areas pursuant to the CC&Rs. Substantially all other resources and expenditures are recorded in the Operating Fund.

Cash and investments resulting from transfers from the Operating Fund are accumulated in the Reserve Fund and generally are not available for normal operations. Periodically the Board engages independent specialist consultants to perform a study of the estimated remaining useful lives and the estimated replacement costs of the components of the Common Areas.

Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the Reserve Fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the authority under the CC&Rs, subject to membership approval, to levy special assessments, or delay major repairs and replacements until sufficient funds are available.

4. FIXED ASSETS

As permitted by industry practice, the Association has elected not to recognize as assets in its financial statements the Common Areas which it owns.

5. INCOME TAXES

The Association is subject to federal and state income taxes based generally on its net investment income. Income and expenses attributable to "exempt functions" (members' assessments and operating expenses as well as repairs, maintenance and replacements of the Common Areas) are generally excluded in the computation of taxable income. It is the Board's policy to allocate income taxes to the Operating Fund.

6. CASH AND INVESTMENTS

Cash includes \$2,321 (\$3,023 at 12/31/2007) in the operating checking account and \$90,000 (\$78,540 at 12/31/2007) of assessments received in advance. Both accounts are at Compass Bank. An additional \$28,038 (\$20,382 at 12/31/2007) was in the Wachovia Securities (AG Edwards at 12/31/2007) Money Market Account.

Investments of \$145,000 (\$165,000 at 12/31/2007) include \$120,000 of CDs maturing in 2011 yielding approximately 4.9% and \$20,000 of FHLMC notes maturing in 2018 yielding 4.25%. A \$20,000 CD matured in July 2008. Investments are carried at cost, which approximates current value.

STATEMENT OF ASSETS, LIABILITIES AND FUND BALANCES

(MODIFIED CASH BASIS)

December 31, 2008 and 2007

	<u>Operating</u>	<u>Reserve</u>	<u>Total All Funds</u>	
	<u>Fund</u>	<u>Fund</u>	<u>2008</u>	<u>2007</u>
ASSETS (Note 6)				
Cash	\$ 92,321	\$ 28,038	\$ 120,359	\$ 101,945
Investments	<u>-</u>	<u>145,000</u>	<u>145,000</u>	<u>165,000</u>
TOTAL ASSETS	<u>\$ 92,321</u>	<u>\$ 173,038</u>	<u>\$ 265,359</u>	<u>\$ 266,945</u>
LIABILITIES				
Assessments Received in Advance	\$ 90,000	\$ -	\$ 90,000	\$ 78,540
FUND BALANCES	<u>\$ 2,321</u>	<u>\$ 173,038</u>	<u>\$ 175,359</u>	<u>\$ 188,405</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 92,321</u>	<u>\$ 173,038</u>	<u>\$ 265,359</u>	<u>\$ 266,945</u>

STATEMENT OF REVENUE, EXPENSES AND FUND BALANCES

(MODIFIED CASH BASIS)

Year Ended December 31, 2008 with Comparative Totals for 2007

	Operating Fund		Reserve Fund	Total All Funds	
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>2008</u>	<u>2007</u>
REVENUE					
Assessments (per member \$450 in 2008 and \$420 in 2007)	\$ 95,760	\$ 95,760	\$ -	\$ 95,760	\$ 79,800
Transfer and Document Fees	1,400	1,200	-	1,200	1,400
Interest	1,100	1,092	9,047	10,139	9,949
TOTAL REVENUE	\$ 98,260	\$ 98,052	\$ 9,047	\$ 107,099	\$ 91,149
EXPENSES					
Maintenance Expenses					
Common Area Maintenance	\$ 33,600	\$ 30,700	\$ -	\$ 30,700	\$ 32,851
Tree Trimming	4,500	4,000	-	4,000	2,800
Streets and Sidewalks	-	-	58,911	58,911	15,832
Other Maintenance	2,300	4,420	-	4,420	1,737
Total Maintenance	40,400	39,120	58,911	98,031	53,220
Administrative Expenses	12,300	13,769	-	13,769	12,274
Other Expenses	5,727	5,865	2,480	8,345	12,251
TOTAL EXPENSES	\$ 58,427	\$ 58,754	\$ 61,391	\$ 120,145	\$ 77,745
Excess Revenue (Expenses)	39,833	39,298	(52,344)	(13,046)	13,404
Reserve Allocation To (From)	(39,000)	(40,000)	40,000	-	-
NET INCREASE (DECREASE)	\$ 833	\$ (702)	\$ (12,344)	\$ (13,046)	\$ 13,404
FUND BALANCES					
Fund Balances, Beginning of Year		3,023	185,382	188,405	175,001
FUND BALANCES, END OF YEAR		\$ 2,321	\$ 173,038	\$ 175,359	\$ 188,405

FINANCIAL ADVISORY

Bob Christensen

The Committee this year included: Marianne Bishop, Jim Chervenka, Larry Engel, Rick Irvin, Kerm Jensen, Greg Nowak and Don Strong.

In the spring our task was to review an extended and revised Maintenance Plan and prepare for its finance over the next 40 years. We also reviewed the Reserve Plan for the next five years. These plans were approved by the Board at its April meeting.

In the fall the Committee reviewed the operating Budget for 2009 and with it a recommendation for the dues assessment. These were approved by the Board at its November meeting. As it happens events have overtaken the Budget we approved in November and at the suggestion of the Audit Committee we have elected to revise the Budget. Those revisions were approved at the February 2 meeting of your Board and a copy follows on the next page. In the end we revised eleven line items. Some of the revisions were modest and undertaken largely to improve the precision of our estimates. But some were material and to our advantage.

The most significant was the result of entering into a Service Agreement with Santa Rita Landscaping of Tucson to perform our Common Area Maintenance at a much lower cost than previously budgeted.

We also recast the planned street maintenance for this year and next that will result in a nearly \$6,000 savings. The most obvious result of the revised budget is a larger than anticipated contribution to reserves in 2009. It is also possible, but by no means certain, that we will consider a roll back in the dues assessment for 2010 after three years of increases. We recently posted on our website the most current version of our statement as an attachment to our minutes for the month of January and will continue to do so throughout the year. We hope you will find these useful.

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>

ARCHITECTURAL

Marianne Bishop for Jerry Larsen

Jerry wanted me to thank his committee, consisting of Jerry LeTendre, Don Peterson and Susan Trecartin for their generous contribution with the work performed this past year. The Architectural committee provides an independent review and, when required, approval of a request from a homeowner for construction, alteration, repair, modification or addition of any improvement to their property.

They are to see that requests are in accordance with the guidelines set out in the CC&Rs or Rules of the Association. The guidelines have been created for the sole purpose of protecting property values.

The committee's accomplishments for 2008 include:

- 1) Revising the Paint Rule by adding Foxtail for use as either a trim or stucco color; writing a Rule containing guidelines for use of For Sale Signs as well as one for the installation of Solar Energy Devices. These rules were recently distributed to all homeowners in mid January, 2009.
- 2) The Committee also approved the first request for a solar installation.

This was for a roof mounted, grid-tie solar electric generating system, comprised of 30 modules on the main south facing roof segment of a home located on Gloria View Court. The system was flush mounted to the roof and arranged for maximum efficiency and production. The work was performed by American Solar Electric, Inc. of Scottsdale, Arizona who is a Registered, Licensed Contractor for both Electrical and Roofing.

During the year the committee handled requests to repaint the exterior of numerous homes and to reseal several roofs. Other requests included room additions, a Ramada and the installation of a pool.

We continue to have owners that are absent during the summer and fall months who fail to provide for maintenance of their yards after the monsoon season. We ask that provision be made by homeowners for weed control after these rains. The last two years were very active and growth of all vegetation, including trees, was substantial.

The Architectural Committee handled several complaints regarding tree height on private lots. If trees are not kept under control eventually they become impossible to trim because it would require cutting more than half of the tree in order to reduce the height. As a reminder, there are guidelines in the homeowner rules that speak to this issue.

TREES AND VEGETATION ON PRIVATE PROPERTIES – MAINTENANCE

Trees and other vegetation shall be trimmed so they will not materially interfere with panoramic mountain or valley views, encroach on neighbors' lots or Common Areas, or protrude over sidewalks or streets.

Although Jerry's term ends today, he plans to remain a member of the Architectural Committee.

MAINTENANCE Rick Irvin

The Maintenance Committee had a busy year in 2008. I would like to thank the current members, who are; Rob Alstaetter, Bob Hill, Lillie Hill, Jane Hilsenhoff, Eileen MacLaren, Jean Ross, Jim Steffen. Also, I would like to thank the following individuals who are not currently on the Committee, but who served for part of 2008. They are Sam Eidson, Larry Engel, Roy Mastic, and Duane Nealy who I replaced as Board Member and Chair of the Maintenance Committee in October 2008. I would also like to thank Eileen MacLaren for her hard work during this past year's monsoon season on Buffleggrass infestation in the Common Area.

The following are the major projects accomplished this year.

- 1) During 2008 Sunland Asphalt seal coated all of our streets and completed crack seal and curb seal on a portion of our streets. The balance of the streets had curb seal and crack seal completed in February 2009.

- 2) FMR Construction Company completed repair work to a drainage channel at the north end/east side of Gloria View Court as well as the project to improve the Calle Tres entrance by removing two trees and cutting back the dirt slope for better visibility of oncoming traffic.

- 3) The Committee replaced five stop signs that had been faded by the sun and Jim Steffen installed the new signs. He also repaired 36 reflectors that had come loose from our curbs. Other than purchasing the stop signs and the glue to reattach the reflectors, there was no labor cost for this work thanks to Jim.

- 4) At the 2008 Annual Meeting the Board organized a Common Area Study Committee. The members were Ron DeVree, Burke Haldorsen, Dave Roubos, Jim Steffen and me. The Committee reviewed and updated the inventory of our Common Area Trees on both the Interior and Exterior. The inventory, together with results from a Survey completed by our homeowners, was very beneficial for the Board in adopting an amendment of the Rule regarding Common Area Trees and Other vegetation. The revised rule is intended to provide homeowners a simple process to enroll common area trees or vegetation into the annual tree trimming program. La Sierra Ranch completed all requested work on the Interior trees in November as well as work on Exterior trees in December. Due to homeowner requests submitted under the new rule substantially more trees were removed during 2008 than in prior years. It is anticipated that there will be less removal on an annual basis going forward.

- 5) Gold Canyon handled our regular Maintenance during 2008. Their performance was quite irregular and at the end of November 2008, they closed their Tucson office. We immediately started getting quotes and received them from five different firms. The Maintenance Committee selected and the Board approved a contract with Santa Rita Landscaping of Tucson. They are a well established company with excellent references. They started work the second week of January 2009. Extensive investigation into curtailing Buffleggrass was done during 2008 and Santa Rita will be spraying this year in an effort to contain this threat from overtaking our vegetation.

Upon election, Lillie Hill will be the new Liaison to the Maintenance Committee and I will remain on the Committee as Chair.

In addition several members have agreed to the following assignments for 2009.

Roads:	Bob Hill & Jim Steffen
General Maintenance:	Rob Alstaetter & Rick Irvin
Invasive Grasses:	Rob Alstaetter & Jean Ross

We are always looking for more members, especially if you are a full time resident but don't let that hold you back. We can always find a place to utilize your talent and interest.

RESIDENTS TIME

Two homeowners questioned the program to address Bufflegrass and Rick Irvin explained that Santa Rita Landscaping will be spraying during the year and using blue dye in the spray in order to identify where they have sprayed.

The topic of tree topping as opposed to pruning was discussed by several homeowners. One side objected to topping trees because of esthetics and potential for causing damage to the trees. Conversely others were in favor of protecting views and cited the fact that the trees we have are not native to this area and are too costly to try to maintain.

The subject of replacing trees with other vegetation was raised. The board explained that they plan to explore this possibility but need to find a way to either water the new vegetation until it is established or find plants that do not require periodic water after planting.

A homeowner questioned the guidelines used in the 2008 tree trimming program. The board surveyed all homeowners and created a plan based upon the results of that survey.

A homeowner cited the need to maintain the height of trees on private property because uncontrolled growth is having a negative impact upon his view and his neighbor has refused to cut the vegetation. The homeowner was directed to the Resolution Regarding Trees Impeding Views (Sept. 2004) which is part of the Homeowners Rules.

A homeowner questioned the status of the monument that faces Frontage Road and whether the GVCCC or Chamber of Commerce is still interested in assuming the upkeep of the monument in return for using it to draw attention to Green Valley. If they have lost interest, the question was raised whether the Association is planning on painting the monument or finding some other use for it.

Jim Steffen explained that he has re-glued many reflectors that have become unattached from our curbs. He asked that if someone finds a reflector that is either loose or has come off that he be contacted. He would like to make a repair before they are lost. The reflectors are a great safety aide in navigating our streets after dark.

He also urged the board not to reduce dues because of the uncertainty of the price of oil-based products and the necessity to build reserves to accommodate the eventual need to replace our streets.

One homeowner questioned the election procedure and asked the board to consider the possibility of simplifying the balloting process.

VOTING RESULTS:

There were 157 valid ballots.

Results of the election:

Marianne Bishop	151
Ed Eick	148
Lillie Hill	143

Write-in ballots:

Jim Chervenka	– 2
Bob Puttock	– 1
Gary Raff	- 1

Congratulations to our three newly elected Board Members.

ADJOURNMENT

The Chair thanked those attending for their participation and the secretary announced that the new board would convene immediately following the Annual Meeting. The meeting was adjourned at 10:35 AM.

/s/ Marianne M. Bishop, Secretary

Minutes approved by the board on March 9, 2009.

2009 COMMITTEES

ARCHITECTURAL *

E-mail: Architectural@sivhoa.org

Ed Eick, Board Rep.
Marianne Bishop
Bob Christensen

AUDIT *

Jack Powers, Chair
Greg Nowak
Ed Wismeyer

FINANCIAL ADVISORY *

Marianne Bishop
Jim Chervenka
Bob Christensen, Chair
Rick Irvin
Kerm Jensen
Greg Nowak
Jim Steffen
Don Strong

MAINTENANCE *

E-mail: Maintenance@sivhoa.org

Rob Alstaetter
Jim Chervenka
Bob Hill
Jane Hilsenhoff
Rick Irvin, Chair
Eileen MacLaren
Jean Ross
Jim Steffen

SECURITY

Chuck Catino
Jim MacLaren, Chair
Gary Raff

* = Standing Committee

NEIGHBORHOOD WATCH

E-mail: Neighborhood_watch@sivhoa.org

Arlene Haugan - Chair

CAPTAINS

<u>AREA 1</u>	<u>Peter Falch & Kathleen Curran</u>	<u>396-4552</u>
	<u>Ray & Mary Jane Harp</u>	<u>393-7166</u>
<u>AREA 2</u>	<u>Chuck & Mary Lu Catino</u>	<u>393-0415</u>
<u>AREA 3</u>	<u>James & Barb Dulaney</u>	<u>393-1683</u>
<u>AREA 4</u>	<u>Les & Priscilla Gowan</u>	<u>625-1663</u>
<u>AREA 5</u>	<u>Delmer & Judith O'Connell</u>	<u>399-1588</u>
	<u>Leon & Carmen Smith</u>	<u>399-9394</u>
<u>AREA 6</u>	<u>Elmer Silaghi</u>	<u>625-5843</u>
	<u>Anna Jones</u>	<u>260-5677</u>
<u>AREA 7</u>	<u>Gary & Paula Alkire</u>	<u>393-6265</u>
<u>AREA 8</u>	<u>Barry & Marianne Bishop</u>	<u>625-4924</u>
<u>AREA 9</u>	<u>Eileen MacLaren</u>	<u>393-1477</u>
	<u>Betty Wismeyer</u>	<u>393-0364</u>
<u>AREA 10</u>	<u>Bob & Georgina Puttock</u>	<u>625-1483</u>
	<u>Ron & Rose Marie Lemke</u>	<u>625-0092</u>
<u>AREA 11</u>	<u>Bob & Joan Henley</u>	<u>393-1311</u>
<u>AREA 12</u>	<u>Gary & Mary Powers</u>	<u>393-7316</u>
<u>AREA 13</u>	<u>Don & Pat Strong</u>	<u>648-6102</u>
<u>AREA 14</u>	<u>Arlene Haugan & John Miceli</u>	<u>648-7010</u>