

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting – December 14, 2009
Approved by the Board: January 11, 2010

The meeting was held at 4735 S Prairie Hills Drive and was called to order at 9 AM with a quorum of the board present and proceeded using the agenda as distributed.

Those attending included: Board Members Marianne Bishop, Bob Christensen, Ed Eick, Paul Gilmore and Delores Leavitt and Homeowners Gary Ebbesen, Larry Engel and Fred Schildkraut

1. CONSIDER MEETING MINUTES

A MOTION was MADE by Delores Leavitt, SECONDED and UNANIMOUSLY PASSED approving the minutes of the November 9, 2009 meetings as distributed.

2. FINANCIAL REPORT

The check written for \$3,500 for the annual tree trimming did not clear the bank until December 1 and is not reflected in this statement.

As of December 9 deposited \$30,150 received from 67 homeowners. The Owner of Lot 195 sent in a check for \$25 with a notation that it was a contribution to the tree trimming fund. I called the Owner and thanked her for the gesture but we could not accept the money and the check was destroyed.

A MOTION was MADE by Marianne Bishop, SECONDED and unanimously PASSED to make an exception by approving quarterly payments for Lot 225 because the Owners have been unable to find full-time employment.

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED approving the Treasurer's Report, 11 months ending November 30, 2009 subject to Audit (Attachment A).

3. OFFICER'S REPORTS

A. President

The September revision of Article V of our bylaws was printed in its entirety in the December newsletter and is posted to our web site

We included the results of the first Survey with the second Survey earlier this month and our plan is to include the results of the second Survey with our mailing in January. The January mailing will also include the ballot for the election of Directors. In addition, there will be a ballot seeking approval for the various changes to the CC&Rs that have evolved out of the development of the Owners Handbook. These proposed changes are ones validated by the two Surveys. Those questions not endorsed by the Owners generally will not appear on the ballot in January.

The next step is to put a draft of the proposed ballot in front of counsel before the holidays and to the Board at the January 10 meeting. The

balloting process will afford the opportunity for a line item vote. We will provide the existing language in the CC&Rs for each proposed amendment as well as a brief summation from the board giving the reason for change.

As has been our custom, the Dues letter and our Ballots in January will provide postage on the return envelopes. The return of the Ballots, like the return of Dues payments, is important to the Association and should be encouraged in every possible way.

We recognize postage is an expense that should be reduced as much as possible. Throughout 2009 we bundled mailings when possible and hand delivered larger mailings. We continue to use bulk rates for items mailed.

More recently, we purchased a secure mailbox that is fixed outside the front entrance of our Secretary's home on Prairie Hills Drive. This allows Owners a safe place to drop off their checks, ballots and other correspondence without incurring the expense of postage. Now hand delivery is more convenient than ever would be under a professional management company. Of course, a good deal of communication can and does take place via email.

After payment of bills at hand we anticipate an operating account balance around \$6,000. We can expect a bill from our attorney prior to year-end that will reduce this to perhaps \$3,000.

B. Secretary

A MOTION was made by Marianne Bishop SECONDED and unanimously PASSED setting the record date at 5 PM on Friday, January 15, 2010 for purposes of entitling homeowners to notice of meeting and eligibility to vote at the Annual Meeting.

Southwest Gas began construction along the east side of I-19 between Continental Road and Calle Tres. They will proceed with the first phase of construction for the I-19 crossing and connection to Camino del Sol to start by December 15 which should last 4-6 weeks. For safety, there will be flagmen present during working hours and there will likely be travel restrictions along Calle Tres, west Frontage Road and I-19.

The new mailbox has been working well. I will be including a picture of it in our next newsletter as well as placing an announcement on the website in order to encourage Owners to hand deliver communications to save postage for themselves and the Association.

4. COMMITTEE REPORTS

A. FINANCIAL ADVISORY COMMITTEE

A MOTION was MADE by Bob Christensen SECONDED and unanimously PASSED, on behalf of the Financial Advisory Committee, to invest at least \$40,000 from the cash in the Reserve Account at Wells Fargo in a CD with a maturity not to exceed January 31, 2011.

B. ARCHITECTURAL COMMITTEE

Ed Eick presented the report ("Attachment B").

A MOTION was MADE by Marianne Bishop SECONDED and unanimously PASSED, to appoint Jim Callahan to serve as a member of the Architectural Committee until the 2010 Annual Meeting, and that he is appointed to chair the committee.

C. MAINTENANCE COMMITTEE (MC)

Paul Gilmore presented the report for the Committee ("Attachment C")

A MOTION was MADE by Paul Gilmore SECONDED and unanimously PASSED, to retain Santa Rita Landscaping for the maintenance of our common areas in 2010 under a contract aggregating \$ 21,118. ("Attachment "D")

A MOTION was MADE by Paul Gilmore SECONDED and unanimously PASSED, to appoint Gary Ebbesen to the Maintenance Committee to serve until the 2010 Annual Meeting.

D. GVCCC BOARD OF REPRESENTATIVES

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

E. NOMINATING COMMITTEE

A MOTION was MADE by Marianne Bishop SECONDED and unanimously PASSED to appoint Jim Callahan, Gary Powers and Jerry LeTendre to serve as Tellers to tally the ballots for the Annual Meeting, and that Gary Powers serve as Head Teller.

A MOTION was MADE by Marianne Bishop SECONDED and unanimously PASSED to approve the time and place for the ballot count for both the board election and proposed changes to the CC&Rs starting at 9 AM on February 17, 2010 at 4927 S Gloria View Court. Further, that this information be communicated to our Owners in the cover letter accompanying the ballot mailing.

5. CONTINUING BUSINESS

Bob Christensen presented a draft ballot of proposed changes to the CC&Rs and charged board members to review the ballot and come to the January meeting prepared to discuss and vote on the final form.

A recap of responses to the December survey as of December 14 was distributed.

6. NEW BUSINESS

7. ADJOURNMENT

The meeting was adjourned at 10:15 AM. The next board meeting will be held on Monday, January 11 2010.

Respectfully submitted,
Marianne Bishop

SAN IGNACIO VISTAS, INC.

ATTACHMENT A

Statement of Revenue, Expenses and Fund Balances				
<i>(Modified Cash Basis)</i>				
11 Months Ending November 30, 2009				
	Operating Fund		Reserve Fund	Total All Funds
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
Revenue				
Assessments	\$102,600	\$102,488	\$0	\$102,488
Transfer and Document Fees	1,200	1,900	0	1,900
Interest	<u>633</u>	<u>563</u>	<u>5,598</u>	<u>6,161</u>
Total Revenue	<u>\$104,433</u>	<u>\$104,951</u>	<u>\$5,598</u>	<u>\$110,549</u>
Expenses				
Maintenance Expenses	\$37,098	\$23,023	\$20,228	\$43,251
Administrative Expenses	13,109	18,433	0	18,433
Other Expenses	<u>7,157</u>	<u>6,689</u>	<u>21</u>	<u>6,710</u>
Total Expenses	<u>\$57,364</u>	<u>\$48,145</u>	<u>\$20,249</u>	<u>\$68,394</u>
Excess Revenue (Expenses)	\$47,069	\$56,806	(14,651)	\$42,154
Reserve Allocation To (From)	<u>(46,356)</u>	<u>(46,356)</u>	<u>46,356</u>	<u>0</u>
Net Increase (Decrease) After Allocation	<u>\$713</u>	<u>\$10,450</u>	<u>\$31,705</u>	<u>\$42,154</u>
Fund Balances				
Beginning of Year Fund Balance		<u>\$2,321</u>	<u>\$173,038</u>	<u>\$175,359</u>
End of Month Fund Balance		<u>\$12,771</u>	<u>\$204,743</u>	<u>\$217,513</u>
Supplementary Information				
The dues assessment for 2009 was \$450 per member. \$90,000 was collected in December and the balance in 2009.				
Cash and investments total \$217,513 comprised of \$12,771 (checking & money market) in the operating account at Compass Bank and \$44,742 in cash and \$160,000 in investments in the reserve account at Wells Fargo Advisors (Formerly Wachovia/AG Edwards).				
Reserve equity totaled \$759 per member at the beginning of the year and \$898 per member at the end of this accounting month.				

ATTACHMENT B
ARCHITECTURAL COMMITTEE REPORT

LOT #	DATE OF REQUEST / APPROVAL	NATURE OF REQUEST(S)
091	12/9/2009	Extend living room by enclosing the existing patio by moving 2 walls and attach a Ramada to the east side of the home.
023	12/9/2009	Repainting request approved, using same SIV colors

LOT 123

On 11-12-09 we received a formal complaint based upon the loud sound system on a motorcycle owned and operated by this Homeowner. The complaint was that the sound could be heard inside the house from as far away as the 4 way stop at View Ridge and Sonoran View even when television was on and the door closed. This is not the only comment that I have received based upon this activity and the receipt of a formal complaint required taking action.

An email was sent on 11-12 asking the homeowner to refrain from playing his sound system while within the confines of the subdivision. A phone call was also made and a message left on the answering machine alerting to our email communication and asking for a response to assure that the email was received and understood. No response received to either the phone call or email..

Since then I have talked to several of the neighbors on Gloria View Court and they have confirmed that the music has been silenced while the Owner is riding on our property.

LOT 200

On 11-15-09 we received a request from Lot 208 asking if we could intervene by requesting the owner of Lot 200 to trim the tree in their front yard.

That day an email was sent to the homeowner asking them to contact their neighbor and make arrangements to view the blockage and see if they could reach an agreement. On Nov. 24 we received notice that the tree is scheduled to be trimmed in the near future.

ATTACHMENT C
MINUTES OF MAINTENANCE COMMITTEE MEETING
December 2, 2009

The meeting was held in the residence of J. Steffen at 4868 S. Desert Sunset Drive at 3:00 PM.

Attending: J. Steffen, J. Chervenka, L. Engel, and P. Gilmore

Mr. J. Steffen acted as Chairman

1. Active discussion of the problems with the solar-powered lighting system at the entrance from CalleTres. The unit is expected to provide lighting for approximately 6 hours. J. Steffen made some adjustments to the time setting. M.C. asked for Board approval to call in a qualified technician to test and make recommendations if replacement of the solar panel be necessary.
2. The insulating materials or blanket will be purchased by J. Steffen for the water control valve at the Camino del Sol entrance. At the time of installation, a "bleeding" of the system will take place.
3. M.C. recommended approval of 2010 contract with Santa Rita Landscaping except: increase by \$20.00 each of the two months of April and October. It appears SRL is preloading the first three months and attention should be given to the number of workers present in those months.
4. The sample planting all in one place was criticized. In addition, the time to water the plants should not be taken from the contract labor time for landscaping.
5. SRL should remove the shrubs and volunteer mesquite marked with "orange" tape.
6. Tree trimming completed within the budget. L. Engel reported on the investigation of how the arroyo firebreak and desert broom vegetation should be addressed.
 - a) clear only 50 feet for a fire break along the retention embankment
 - b) illegals will enter the area regardless of the tree removal/trimming
 - c) estimate for a one day labor plus application of chemicals \$1200-\$1500.
7. The next meeting and future meetings of the M.C. will be conducted at 3:00 PM on the first Wednesday of each month prior to the Board meeting. There being no further business, the meeting was adjourned at 4:15 PM.
Submitted by:

Paul Gilmore



LANDSCAPE MAINTENANCE AGREEMENT

Date: 11/11/09 Proposal #: 4060332
 Client #: 6000034

Property Name: San Ignacio Vista I East
 Property Address: 4868 S. Desert Sunset Dr.
 City: Green Valley State: AZ Zip Code: 85622

Property Boundaries and Areas Included: All landscaped areas & perimeter
 Commencement Date: January 1, 2010 Phone #: 520-625-9288

Client Name: San Ignacio Vista I East/Jim Steffen
 Contact Name: Marianne Bishop
 Billing Address: 4771 S. Prairie Hills Drive
 City: Green Valley State: AZ Zip Code: 85622
 Phone #: 520-625-4924 Fax #: _____

SRL Inc. Agrees to furnish all labor, material, equipment and supervision necessary for the scope of work:

<input checked="" type="checkbox"/>	A. Weed Control Service	<input type="checkbox"/>	D. Groundcover & Flower Bed Service
<input type="checkbox"/>	B. Lawn Service	<input checked="" type="checkbox"/>	F. Inert Area Service
<input checked="" type="checkbox"/>	C. Shrub Service	<input type="checkbox"/>	G. Irrigation Maintenance

(See Landscape Maintenance Specifications on Page 2)

Additions and Exclusions: Trim down dry grasses in Fall months/Spray Buffelgrass through summer

MONTHLY BILLING SCHEDULE:

January	\$ 1,436.00	May	\$ 1,436.00	September	\$ 2,718.00
February	\$ 1,436.00	June	\$ 1,436.00	October	\$ 2,738.00
March	\$ 1,436.00	July	\$ 1,436.00	November	\$ 1,436.00
April	\$ 1,456.00	August	\$ 2,718.00	December	\$ 1,436.00

TOTAL ANNUAL COST \$ 21,118.00

Services Available at an Additional Cost

1. Skinning of palm trees, trimming of palm trees.
2. Hand watering of non-irrigated plantings or plants with inoperable irrigation.
3. Repair, replacement and renovations of landscape plants, lawns, hardscapes and irrigation.
4. Dethatching, verticutting and aerating of lawn area.
5. Installation of winter rye grass.
6. Major pruning, thinning, trimming, cabling, spraying and tree removal.
7. Erosion control and repair.
8. Design/Build landscape services for planting and hardscaping.
9. Irrigation system evaluation, repair, retrofit, and vacuum breaker inspection.
10. Winter and summer annual flowers.
11. Mulching and rototilling of groundcover beds.
12. Spraying olive trees to reduce formation of fruit.
13. Storm damage repair.
14. Weed eradication in hydro seed.

There will be a 1.5% service charge per month on all monies not received within 30 days from the date of the invoice. This arrangement is an annual agreement that is subject to cancellation by either party regardless of reason. A written notice must be received 30 days prior to cancellation for agreement to be terminated. Time is of the essence of this agreement and every part thereof. The Client agrees to pay all bills when presented and the Client agrees to pay all costs of collection and reasonable attorney's fees needed to collect on the over due amount.

LANDSCAPE SERVICE SPECIFICATIONS

- A. Weed Control Service:
 - 1. Weeds and fungi in turf area will be treated as necessary.
 - 2. Control of weeds throughout the project will be provided by pre-emergent and post-emergent herbicides and manual labor.

- B. Lawn Service: N/A

- C. Tree and Shrub Service:
 - 1. Except for desired hedges, all pruning and thinning of plants will be performed such that natural shapes are retained.
 - 2. Plants will be treated for insect infestations and minor disease problems excluding Texas root rot.

- D. Groundcover and Flower Bed Service: N/A

- E. Inert Area Service:
 - 1. Raking of decomposed granite area as needed.
 - 2. All planted areas will be cleaned of paper and trash.
 - 3. All debris generated by contractor will be legally dumped off site.
 - 4. Rock areas will be blown out as needed to remove plant debris buildup.
 - 5. Dry Grasses will be cut back in October and November of each year.

- F. Irrigation Repairs and Maintenance: N/A

I have read and understand Page 1 and Page 2 of this agreement and hereby authorize SRL to do the work herein specified. SRL and Client are hereby bound by terms of this agreement.

Print Name: _____ Client Title: _____
Authorized Client
Signature: SAN IGNACIO VISTAS INC. Date: PRESIDENT

SRL Agent: Chris Webb/Operations Manager
Robert W. Christensen

12/14/09
~~12/14/09~~

ATTACHMENT E

GVCCC REPORT

- ◆ 2010 Budget was approved.
- ◆ Plans for the expansion of the Condo Hotel in Canoa Ranch will instead be altered into villas rather than a hotel.
- ◆ Planning to add a fire station on the south end of Green Valley. No date given.
- ◆ Road Maintenance Seminar was declared a success with 23 Associations represented.
- ◆ Legal Workshop also declared a success with capacity attendance.
- ◆ Individual owners from both SIV and SIVII have volunteered their services to Median Green.

ATTACHMENT F

RECAP OF SURVEY RESPONSE
AS OF DECEMBER 14, 2009
Total Surveys returned to date: 108

	FAVOR CURRENT	FAVOR PROPOSED	TOTAL RESPONSE	% FAVOR CHANGE
1. AC Approval	27	81	108	75%
2. Water Harvesting	83	25	108	23%
3. Parking	58	47	105	45%
4. Animals	30	77	107	72%
5. Other Buildings	39	68	107	64%
6. Views	44	58	102	57%