

San Ignacio Vistas, Inc.
Homeowners Association
Minutes Board Meeting – September 14, 2010
Approved by the Board October 12, 2010

The meeting was held at 1773 W Sonoran View Dr, and called to order at 9:30 AM.

A quorum of the board was present: Marianne Bishop, Ed Eick, Paul Gilmore and Delores Leavitt.

Homeowner present, representing the Maintenance Committee: Gary Ebbesen

1. ELECTION

A MOTION was MADE by Marianne, SECONDED and unanimously PASSED electing Ed Eick President.

2. OFFICER'S REPORTS

A. Secretary

A MOTION was MADE by Marianne, SECONDED and unanimously PASSED ratifying the minutes of the May 11 2010 board meeting that were approved in May by mail ballot of the board.

- Lot 225 was not sold at public auction and is now bank owned (a Freddy Mac foreclosure) being handled by New Vista Realty Arizona
- SWG is in the process of completing the second phase of their work to connect their gas lines from the east frontage road with a line on Camino del sol. I will be working with their Right of Way department to make sure that they leave the right-of-way in the same (or better) condition as they found it prior to their work.
- Green Valley Water has four projects they will be performing in our subdivision as they complete a project to establish a secondary source of supplying water to the southern portion of their service area. This area was without water for 24 hours during a break in the lines in July. The areas include:
 - a. Continuing a 12" line from the Golf Estates across Demetrie Wash and behind lot 072 and then between lot 073.
 - b. A 6" PVC line is currently dead-ended on View Ridge Drive across the street between Lots 100 and 101. It will be brought across the street then run thru the common area between these two lots and then brought across Gloria View Court to connect with the line that dead ends in front of lot 114.
 - c. A 6" PVC line is currently dead-ended at Lot 28 in Vista Ridge Court. It will be continued across the street, thru the common area between lots 33 and 27 and then connected with a line that is dead-ended in front of lot 216 on Meadow Ridge Drive.

d. The last part of the project is to connect the 12" line that ends near lot 001 on View Ridge Drive down View Ridge (in the street) and then run it across Calle Tres and up the right-of-way to the top of the hill to connect with their lines on Camino del Sol.

- The September newsletter was reviewed and approved for distribution.
- The Neighborhood directory will be updated late this year.

B. Treasurer

A MOTION was MADE by Ed, SECONDED and unanimously PASSED to approve the Treasurer's Report ending Aug. 31 2010. (Attachment A).

A 5 year CD with Ravenswood Bank purchased on 1/23/07 paying 5.000% semi-annually (due to mature on 01/24/10) was recalled.

A MOTION was MADE by Ed, SECONDED and unanimously PASSED authorizing that we reinvest \$50,000 in a 2 or 3 year CD based upon the best available rate.

We received favorable ruling on our request for tax-exempt status and have begun to receive reimbursement for back taxes. \$1330 has been received for the federal portion of our 2008 taxes. Our total anticipated refund for past taxes for 2006-2008 is \$4,831.

A MOTION was MADE by Marianne, SECONDED and unanimously PASSED that Bill McGovern be compensated \$1,000 for filing all of the necessary forms in order to attain tax exempt status for SIVHOA as well as for filing amended state and federal tax returns for the years 2005 thru 2008 and preparing two extensions for filing the 2009 taxes.

The 2010 budget will be revised and presented to the board for approval at the October meeting. A date will be set for an October meeting of the Financial Advisory Committee to review the budget for 2011. This needs to be accomplished so that the 2011 budget and dues can be approved at the November board meeting.

C. President

A MOTION was MADE by Ed, SECONDED and unanimously PASSED to appoint Wally Leibengood to serve as a member of the Financial Advisory Committee until the 2011 Annual Meeting

A MOTION was MADE by Marianne, SECONDED and unanimously PASSED that Ed Eick be appointed to replace Bob Christensen as Chair of the Financial Advisory Committee.

The Owners and Architectural Committee Handbook drafts dated September 10, 2010 were presented to the board. This version of the Owners Handbook is also posted on the website. They are ready to have a final review by our attorney. The Handbooks will be put before the board for a vote at the October board meeting. If approved at that meeting they will be printed and distributed in early December.

3. COMMITTEE REPORTS

A. ARCHITECTURAL COMMITTEE (AC)

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

B. MAINTENANCE COMMITTEE (MC)

Gary Ebbesen presented the report. ("Attachment C").

A MOTION was MADE by Paul, SECONDED and unanimously PASSED to approve the sum of \$2,200, not to exceed \$2,500 to repair storm damage of the common area about 5-7 feet wide at the top and 2-3 foot wide at the terminus end with a length of 148 feet along the east side of View Ridge Drive from the corner of Sonoran View south toward Calle Tres. The work will be done by Joe Felix Landscaping.
(Attachment D)

There was a discussion regarding the game plan for attacking the common areas. Because of the amount of rainfall monsoon growth has been rapid. It was decided not to cut any grass until it is dormant. A concerted effort should be made to remove the volunteer mesquite trees throughout the commons. If we wait, removal would take the crews much more time.

Paul cited one in particular that is undermining a wall. It was cut to the ground last year and already is 4 feet tall. Paul would like to get a quote on drilling the stump and using copper sulfate or Round-up to kill the roots on a test area to see if this will make a difference next year.

Lot 033 and 044 have been receiving maintenance to their side yards by Santa Rita. Lot plans will be reviewed, and if this land is not common, the Owners will be advised that we cannot set a precedent and that they will have to either maintain this ground themselves or hire their own contractor.

4. CONTINUING BUSINESS

5. NEW BUSINESS

6. ADJOURNMENT

The meeting was adjourned at Noon. The next regular board meeting is scheduled for Tuesday, October 12 starting at 9:30 AM at 1773 W Sonoran View Drive.

Respectfully submitted,
Marianne Bishop

SAN IGNACIO VISTAS INC.

Statement of Revenue, Expenses and Fund Balances (Modified Cash Basis) 8 Months Ending August 31 2010

	Operating Fund		Reserve Fund	Total All Funds
	Budget	Actual	Actual	Actual
Revenue				
Assessments	\$ 102,600	\$ 102,150		\$ 102,150
Transfer and Document Fees	2,100	1,800		
Interest	70	96	5,144	5,240
Total Revenue	\$ 104,770	\$ 104,046	\$ 5,144	\$ 109,190
Expenses				
Maintenance Expenses	\$ 17,280	\$ 13,866	\$ 4,954	\$ 18,820
Administrative Expenses	12,892	10,576		10,576
Other Expenses	5,263	4,800		4,800
Total Expenses	\$ 35,435	\$ 29,242	\$ 4,954	\$ 34,196
Excess Revenue (Expenses)	\$ 69,335	\$ 74,804	\$ 190	\$ 74,994
Reserve Allocation To (From)	\$ -	(3,759)	3,759	-
Net Increase (Decrease) After Allocation	\$ 69,335	\$ 71,045	\$ 3,949	\$ 74,994
Fund Balances				
Beginning of Year Fund Balance (Note 2)		\$ (38,329)	\$ 249,678	\$ 211,349
End of Month Fund Balance (Note 4)		\$ 32,716	\$ 253,627	\$ 286,343

Supplementary Information

Note 1: The dues assessment for 2009 and 2010 was \$450 per member.

Note 2: Transfer to reserves of \$43,092 was completed on December 17, 2009 and is included in the \$249,678 of Reserve Fund balances with which we begin the year. This offsets the \$38,329 deficit in the beginning Operating Fund balance. An additional \$3,759 of excess operating funds were transferred to the Reserve Account in January.

Note 3: At the end of 2009 cash and investments totalled \$293,249, including \$81,900 of assessments collected in advance. There was \$43,571 in the Operating Account at BBVA Compass and \$249,678 in the Reserve Account of which \$2,092 was in a MM and \$85,000 in a CD at BBVA Compass and \$2,586 in a MM and \$160,000 in an Investment account at Wachovia Advisors.

Note 4: At the end of this month cash and investments total \$286,343. There is \$32,717 in the operating account at BBVA Compass. The Reserve Account of \$253,626 contains \$898 in a MM and \$85,000 in a CD at BBVA Compass and \$52,728 in a MM and \$115,000 in an Investment account at Wachovia Securities because of a premature call on a \$45,000 CD that was due to mature on 1-24-2011.

Note 5: Reserve equity totaled \$898 per member at end of 2009 and \$1112 per member at the end of July

ARCHITECTURAL COMMITTEE REPORT
 Report to the Board Sept 14, 2010
 Covering May thru September

LOT #	DATE OF REQUEST	NATURE OF REQUEST(S)	ACTION TAKEN	DATE OF ACTION
001	7-15-10	Install in-ground flagpole in the rear yard	APPROVED	7-16-10
014	4-25-10	Install Ramada across the rear of the home - color to match stucco Received Pima County Permit	APPROVED	5-12-10
095	5-12-10	Install Equinox louvers over east facing window, color to match stucco (attached to home – no pillars)	APPROVED	5-12-10
102	7-2-10	Install in-ground flagpole in the front yard with one spot, not to exceed 650 lumens.	APPROVED	7-5-10
142	6-26-10	Install Ramada across the rear of the home - color to match stucco Received Pima County Permit	APPROVED	6-29-10
150	5-28-10	Paint request - repaint of existing colors	APPROVED	6-2-10
151	6-8-10	Paint request – repaint of existing colors	APPROVED	6-9-10
173	5-22-10	Install Ramada on the southeast corner of the rear of the home - color to match stucco. Received Pima County Permit	APPROVED	5-24-10
174	7-9-10	Replace all windows and sliding door with energy efficient units - Received Pima County Permit	APPROVED	7-10-10
210	5-19-10	Replace front landscaping/ raise party wall between lots 209 and 210	APPROVED	6-1-10

5 of 7

ATTACHMENT B

- LOT 205 On June 5 the Owner of Lot 057 registered a complaint regarding an air-conditioned that was replaced on the roof of the home at Lot 205. The complaint was that it was much higher than the previous unit and was unsightly and blocking their view. The blockage of view could not be validated. After a board hearing and following thorough investigation it was determined that new units are larger because of federal mandates. The homeowner was required to paint the unit in order to camouflage into the background.
- LOT 023 On July 11 a letter was sent to homeowners advising that the revision to the paint guidelines did not alter the fact that their home is not in compliance. The letter requested compliance by November 30, 2010.
- LOT 157 In June 2005 the roof of this home was painted white (including the parapet walls) and was in violation until Summer 2010 when it was repainted in desert tan. A hold was removed from the property.

The Committee is in the process of assembling 3 new Paint Guidelines Books that will reflect the change to the Paint Rule and will hopefully be more user-friendly. These books should be completed in conjunction with the Owners Handbook.

ATTACHMENT C

MAINTENANCE COMMITTEE

September 14, 2010

1. Bev reported that Santa Rita Landscaping sprayed for Buffelgrass on May 20, 27, August 11, 18, 25 and all day on August 26. We received a supplementary Invoice for an extra day (8-20-10) for Labor and Materials in the amount of \$1,324.
2. Future work will consist of removing Brittlebush that is crowding cacti, trim around trees and remove volunteer Mesquites. Bev is reporting that the crew is only here from 6:15 to 10:30 once a week. She has asked for 4 men to be working all day thru September and October. Our monthly maintenance agreement calls for payments of \$2,718 for August, September and October compared to \$1,436 for all of the other months.
3. The leak behind Lot 165 as well as the wet spot in the common area on View Ridge Drive across from Lot 109 thru 112 can be closed. The last 3 or 4 times these locations were checked no evidence of leaks were present.
4. In late June Santa Rita Landscaping accidentally cut the Brittlebush and cleared a portion of Lot 068 owned by the Brittens. This is the 4th time that this private land was traversed and the Brittens were very unhappy. The MC put Santa Rita Landscaping in contact with Mr. Britten in order to come to terms. To date the issue has not been resolved as Mr. Britten has asked for time to decide how he wants to settle.
5. Last year the committee covered the backflow valve in behind the monument on Camino del sol to protect it from freezing. This was a temporary cover and the material that was used could not be salvaged when it was cut off this spring to gain access to the valve. In order to provide permanent protection, a professional blanket with a padlock was installed. The key to the lock was placed in the water pit that is located next to the backflow valve. Price: \$101.75
6. The irrigation line behind the monument on Camino del sol split. The estimate to repair this leak was \$50. Considering that the lines were nearing the end of their shelf-life and could have failed at any time it was deemed cost efficient to rerun a new system. This was completed on August 31. Price \$136.00 - inc. parts and labor.
7. In late July we experienced an unusually heavy rain that washed out the dirt and rocks along the sidewalk on the east side of View Ridge Drive at the corner of Sonoran View Drive about ¼ of the way down the street toward Calle Tres. The immediate problem was rocks and dirt across the roadway. In conjunction with this storm, debris clogged the storm drain on the north side of this same street where it intersects with Vista Ridge Drive. Joe Felix Landscaping was hired to clean the road and remove the debris from the drain. Price: \$265.00
8. The aforementioned damage in the above item needs to be repaired so that the sidewalk, which is beginning to be undermined, does not wash out. The MC is submitting a request for funds for work to be performed by Joe Felix Landscaping. This is the company that placed the stone along Sonoran View Drive and the mailboxes last year. They have the equipment and manpower to do the job and have proved to be reliable and reasonable in their charges.

ATTACHMENT D
SAN IGNACIO VISTAS
OPERATING FUNDS - PROJECT REQUEST

PURPOSE OF FORM: The purpose of this form is to provide enough information for the Board to determine if the project should be approved.

NAME OF SUBMITTER: Gary Ebbesen

PROJECT DESCRIPTION:

Describe the project. (List what the project and where/what will be impacted.)

Repair the dirt strip of common ground on the east side of View Ridge Drive from the corner of Sonoran View south toward Calle Tres in order to prevent further damage from heavy rains that have undermined the sidewalk. The size of the work area is approximately 5 to 7 feet wide at the top and 2 to 3 foot wide at the terminus end with a length of 148 feet.

This entails trenching, moving rocks that are currently on the upper portion of the hillside to the lower portion to stabilize that area and then placing rip rap on upper slope in the newly created drainage channel.

LIFE EXPECTANCY:

What is the expected life of the project? (How long will the impact of the project be available to the homeowners?)

Maximum: undetermined Minimum:

ESTIMATED COST OF PROJECT: What is the expected cost of the project?

Maximum Cost: \$2500.00 Minimum Cost: \$2200.00

What could cause the costs to increase or decrease from the estimate? If we would have to extend the area which would create the need for more labor and materials.

ESTIMATED TIME TO COMPLETE What is the estimated length to complete the project?

Expected start date? Early October and be completed by mid October 2010

PROPOSED VENDOR(S): Who are the proposed vendor(s)?

Felix Landscapers PO BOX 692 Green Valley AZ 85622 Phone: 625-7584

How was the vendor selected?

Felix is a local contractor that has done other projects in our HOA. He was the lowest bidder and his work has proven satisfactory.

Which other vendors were considered? None

FOR BOARD USE:

Approved Date: 9-14-10 Actual cost: Start Date: End Date