

San Ignacio Vistas, Inc.
Homeowners Association

Minutes
Annual Meeting of Homeowners
February 22, 2011

Mailing Address:
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Green Valley, AZ 85622-1150

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Website: www.sivhoa.org

BOARD OF DIRECTORS - 2011
Email the board: sivboard@sivhoa.org

Joyce Bulau	970-481-8085
President & Director	
Dave McCracken	393-7651
1st Vice President & Director	
Paul Gilmore	625-7971
2ND Vice President & Director	
Marianne Bishop	625-4924
Secretary/Treasurer & Director	
Delores Leavitt	399-2210
Director	

MEETING DATES – BOARD

2011

*Annual Meeting - February 22 - 9 a.m.

April 7

May 12

No meetings scheduled June, July & August

September 8

October 13

November 10

December 8

2012

January 12

February 9

*Annual Meeting - February ? - 9 a.m

Location: 1773 W Sonoran View Dr - Meetings begin at 1:30 P.M.
except the Annual Meeting which is held in the

* Saguaro Room, Canoa Hills Social Center
3660 S Camino del Sol

You should contact the Secretary 520-625-4924 to confirm particulars for all meetings in case there has been a change.

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

**San Ignacio Vistas, Inc.
Homeowners Association
ANNUAL MEETING OF MEMBERS
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CALL TO ORDER - INTRODUCTION AND RECOGNITION

Delores Leavitt

The meeting was called to order at 9 AM.

The tellers reported we had 47 homeowners present representing 35 lots which constitutes a quorum.

Good morning. I am Delores Leavitt and this past year I served as vice-president. I would like to introduce the other board members.

Paul Gilmore was appointed by the board in early 2009 to fill the vacancy created with the sudden passing of Lillie Hill who was elected in February 2009. That term ends today. Paul has been acting as liaison to the Maintenance Committee and you will hear from him and the co-chairs of that committee later in the meeting.

After 8 years working with the board, I am sure most of you recognize Marianne Bishop, our Secretary and Treasurer who today completes her third 2-year term.

In 2009 Bob Christensen and I were elected to a two-year term. In mid March we received Bob's resignation. Bob was a great contributor and a hard worker. One project of great benefit to the Association was creation of interactive spread sheets developed from the data contained in a formal Reserve Study prepared by Association Reserves of Phoenix in 2007. This has enabled us to easily update our projections when adjusting assumptions in our reserve plan over the past 3 years. He also drafted the first models of the newly created Architectural Committee and Owners Handbooks. We are confident that the majority of those who take time to review these new publications will appreciate the effort that went into developing these fine reference books.

Later in the year we elected Ed Eick to fill the office of President. Ed's term on the board would have ended today, but last month he found it necessary to resign due to health issues and he could not be here today.

Wally Leibengood was appointed by the board in November to fill Bob Christensen's remaining term which ends at the February 2012 Annual Meeting. Wally is also absent today.

NOMINATING COMMITTEE & TELLERS REPORT:

Jim Callahan for Georgene Sorenson

The Nominating Committee this year consisted of Georgene Sorenson (Chair), Gary Raff and Nancy Ziegler. Their task was to select a slate of nominees to be presented as candidates for election of three members to the Board for a two-year term ending with the annual meeting in 2013.

Because of amendment to our By-laws and since all voting is now done by mail ballot, the slate of nominees was provided in the December newsletter and ballots were distributed to all Homeowners on January 17, 2011 with the Annual Meeting Notice.

The slate consisted of:

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

Joyce Bulau became a homeowner in San Ignacio Vistas in 2009. She has been active in real estate for over 20 years, served as board member & president of one homeowners association for 9 years and on another as a board member for 5 years. At present she is serving on the By-Laws committee for GVR and is running for that board.

Dave McCracken and his wife built their home in San Ignacio Vistas in 1997 and became Arizona residents in 2000. Dave is Professor Emeritus at The Ohio State University, Columbus where he primarily taught courses in Research Design to students in the Graduate College. He has served as president of two national professional organizations and has been named as Distinguished Lecturer and Fellow of the American Association for Agricultural Education. He is Chair of Christian Education and Elder at the Evangelical Free Church.

The Tellers, Jim Callahan (Head Teller), Jerry LeTendre and Gary Powers counted ballots on February 18, 2011 and results of the election are as follows:

VOTING RESULTS:

We needed 115 valid ballots for this election to be official. There were 176 ballots cast for the board election.

Marianne Bishop	171
Joyce Bulau	168
Dave McCracken	168
Jim Callahan	1
Chuck Catino	1
Rick Irvin	1

Congratulations to Marianne, Joyce and Dave who are elected to a two-year term ending with the February 2013 Annual Meeting.

VICE-PRESIDENT'S REPORT - Delores Leavitt

Before we hear from our Secretary I would like to thank the many homeowners who have volunteered to serve on our committees. They are critical to the job of protecting the value of your homes. If you have an opportunity, please thank them for the excellent work they do on your behalf.

Our Audit Committee performed a full, independent review of our books again this year. This has been saving the Association from incurring the major expense of an outside audit. This committee also provides invaluable guidance and supervision of the Treasurer.

Following the Secretary's report you will be hearing from Jack Powers with the Audit Report as well as presentation of the budget for 2011.

SECRETARY'S REPORT - Marianne Bishop

I have some very good news to share with you today. Before I get to that I want to recognize those committees that quietly go about their business but make a positive impact on our community.

I want thank our Decorations Committee: Royce Hill, Chair - Rob Altstaetter, Ron DeVree, Rick Irvin, Ron & Rose Marie Lemke, Deb Nance, Linda Nealy, Jack Ross and Karen Steffen. This is the fifth year Royce has spearheaded the display. Like Santa, Royce spends hours getting his reindeer ready for Christmas. This year weather in Green Valley was more like winter and we appreciate your braving the wind and cold to brighten our corner of the world.

The Neighborhood Watch committee provided a wonderful savings by distributing 224 out of 228 Owners Handbooks that were hand delivered to homes in San Ignacio in December. I want to thank everyone that helped me with this project. See Page 24 for a list of the Neighborhood Watch Captains for 2011.

This year we held 10 Thirsty Thursday functions and the year ended with a gala Oktoberfest attended by nearly 90 people. If you weren't there you missed a wonderful time with great German food and beer. Thanks for the hard work of Jerry & Toni Larsen and Jack & Jean Ross. A list of those that hosted for 2010 and our upcoming schedule is included with these minutes.

We also distributed an updated Neighborhood Phone Directory in January 2011. There are blanks on each page to enable you to insert names of new Owners which will be published in our newsletter (The San Ignacio View).

Home sales increased from 8 in 2009 to 10 in 2010. 2010 sales, a list of homes currently on the market and an updated recap of property transactions with comparison figures are contained in the supplemental information.

I redesigned our website (www.sivhoa.org) and would like to share with you a brief overview hoping it will entice you to put a link in your Browser Favorites. You will find copies of the navigation and home pages included with these minutes. I have attempted to make our site user friendly while providing answers to almost anything you might ask about our Association. The site also has many useful links for Green Valley and Pima County. If you have any ideas for the website let me know. All constructive comments and suggestions are welcome.

Now, for the good news I spoke of earlier. April would have begun the last year of a 5 year contract with Saguaro Environmental, a subsidiary of Republic Services a nation wide trash and recycling service. Our contract had a rate cap of 5% guaranteed until April of 2012. This month the board voted to extend the contract for another 4 years (to 2016) and we were able to negotiate a lower rate.

2011 our rise in rates will only be 3% (not 5%) and the next four years are capped at 4%. This contract continues to protect us from any fuel surcharge as we watch prices rise at the pumps.

Each year presents the board with a new set of challenges. We never know what each new day will bring. Although people have every intention of completing their terms, certain events may come along to divert them from that end. In spite of

this, the board continues to care for the business of the Association with your best interests at heart. We hope that by the end of the meeting you will concur that the board and committees have done a commendable job of maintaining the high standards that continue to make our subdivision a desirable location and a wonderful place to live.

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 expresses appreciation to the treasurer for the excellent condition of the records and cooperation in facilitating an efficient and timely audit. The Audit Letter, audited Year-end Financial Statements and Notes to the 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 Changes in Fund Balances (modified cash basis) of San Ignacio Vistas, Inc. (a non-profit organization) as of and for the years ended December 31, 2010 and 2009. 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 consistently 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, expenses and changes in fund balances of San Ignacio Vistas, Inc. as of and for the years ended December 31, 2010 and 2009, on the modified cash basis of accounting.

The San Ignacio Vistas, Inc.
Internal Audit Committee

January 24, 2011

SAN IGNACIO VISTAS INC.

Statement of Assets, Liabilities and Fund Balances

(Modified Cash Basis)

Year Ended December 31, 2010 with Comparative Totals for 2009

	<u>Operating</u> <u>Fund</u>	<u>Reserve</u> <u>Fund</u>	<u>Total All Funds</u>	
			<u>2010</u>	<u>2009</u>
ASSETS				
Cash (Note 1)	\$ 66,044	\$ 4,571	\$ 70,615	\$ 48,249
Investments (Note 2)	-	257,000	257,000	245,000
TOTAL ASSETS	<u>\$ 66,044</u>	<u>\$ 261,571</u>	<u>\$ 327,615</u>	<u>\$ 293,249</u>
LIABILITIES				
Assessments Received in Advance	\$ 65,100	-	\$ 65,100	\$ 81,900
FUND BALANCES	<u>944</u>	<u>261,571</u>	<u>262,515</u>	<u>211,349</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 66,044</u>	<u>\$ 261,571</u>	<u>\$ 327,615</u>	<u>\$ 293,249</u>

SAN IGNACIO VISTAS, INC.

*Statement of Revenue, Expenses and Changes in Fund Balances
(Modified Cash Basis)
Year Ended December 31, 2010 with Comparative Totals for 2009*

	Operating Fund		Reserve Fund	Total All Funds	
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>2010</u>	<u>2009</u>
Revenue					
Assessments (collected in advance: \$65,100 in 2010 and \$81,900 in 2009)	\$ 102,600	\$ 102,600	\$ -	\$ 102,600	\$ 102,600
Transfer and Document Fees	3,000	3,000	-	3,000	1,900
Interest	100	117	7,843	7,960	7,987
TOTAL REVENUE	<u>\$ 105,700</u>	<u>\$ 105,717</u>	<u>\$ 7,843</u>	<u>\$ 113,560</u>	<u>\$ 112,487</u>
Expenses					
Maintenance	\$ 36,447	\$ 28,686	\$ 13,366	\$ 42,052	\$ 48,150
Administrative	17,729	17,623	-	17,623	21,177
Other	6,706	2,719	-	2,719	7,170
TOTAL EXPENSES	<u>\$ 60,882</u>	<u>\$ 49,028</u>	<u>\$ 13,366</u>	<u>\$ 62,394</u>	<u>\$ 76,497</u>
EXCESS REVENUE (EXPENSES)	<u>\$ 44,818</u>	\$ 56,689	\$ (5,523)	\$ 51,166	\$ 35,990
Fund Balances					
Inter-Fund Transfers To (From)		(17,416)	17,416	-	-
NET INCREASE AFTER TRANSFER		\$ 39,273	\$ 11,893	\$ 51,166	\$ 35,990
Beginning of Year Fund Balances (Deficit) (Note 3)		(38,329)	249,678	211,349	175,359
END OF YEAR FUND BALANCES		<u>\$ 944</u>	<u>\$ 261,571</u>	<u>\$ 262,515</u>	<u>\$ 211,349</u>

Notes to Financial Statements December 31, 2010 and 2009

1. CASH

Cash includes \$937 in the operating checking account and \$65,107 in the money market at BBVA Compass. The \$4,571 consists of a money market account at Wells Fargo Advisors.

At December 31, 2009 cash of \$48,249 consisted of \$1,000 in the operating checking account and \$42,571 in the money market account at BBVA Compass Bank. An additional \$2,092 and \$2,568 was in money market accounts at BBVA Compass and Wells Fargo Advisors, respectively.

2. INVESTMENTS

At December 31, 2010 Reserve Fund investments of \$257,000 consist of two CDs at Commerce Bank of Arizona: \$92,000 yielding 1.3% which matures in 2012 and \$50,000 yielding 2% which matures in 2014. Additionally there are two CDs through Wells Fargo Advisors aggregating \$115,000 which are due in 2011 and yield 4.9% and 2.4%, respectively.

At December 31, 2009 Reserve Fund investments of \$245,000 include \$160,000 of CDs maturing in 2011 yielding 4.16% in Wells Fargo Advisors and \$85,000 in a CD maturing in 2010 yielding 1% at BBVA Compass.

Investments are carried at cost, which approximates current value

3. OPERATING FUND DEFICIT

Because of falling interest rates, the Financial Advisory Committee recommended and the Board unanimously agreed to make the 2010 transfer to the Reserve Fund from the Operating Fund in the amount of \$43,092 on December 17, 2009. This \$43,092 was combined with other available funds resulting from a premature call of the FHLMC note at Wells Fargo Advisors to purchase the \$85,000 CD held at BBVA Compass.

This resulted in two years of transfers appearing in the 2009 Statement of Revenue, Expenses and Changes in Fund Balances. Therefore the Operating Fund shows a deficit of \$38,329 at December 31, 2009.

4. 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 Association and maintenance and preservation of the Common Areas (streets, sidewalks, drainage-ways and natural vegetation).

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.

5. 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.

6. 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.

The Board's Long Range Reserve Replacement Plan which was updated in 2010 forecasts sufficient resources to accomplish anticipated maintenance and replacements including pulverizing and repaving the streets in 2047. However, in light of the current low interest rate environment the assumptions used in the study will need to be re-evaluated in 2011.

7. 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.

8. INCOME TAXES

During 2010 the Association obtained a ruling from the Internal Revenue Service that it is exempt from income taxes pursuant to Section 501 (C) (4) of the Internal Revenue Code. Accordingly, the Association applied for and received refunds of federal income taxes for all open prior years (2008-2006) amounting to \$4,212. In 2011 the Association expects to receive refunds of 2009 Federal income tax estimated payments amounting to \$1600 and Arizona income taxes aggregating \$2,328.

SAN IGNACIO VISTAS INC.

**2011 BUDGET
(Modified Cash Basis)**

	Operating Fund	Reserve Fund	Total All Funds
Revenue			
Assessments (\$450 per lot in 2011)	\$102,600	\$0	\$102,600
Transfer and Document Fees	3,000	0	3,000
Interest	<u>100</u>	<u>7,200</u>	<u>7,300</u>
Total Revenue	<u>\$105,700</u>	<u>\$7,200</u>	<u>\$112,900</u>
Expenses			
Maintenance Expenses	\$34,225	\$15,800	\$50,025
Administrative Expenses (Note 1)	15,600	0	15,600
Other Expenses (Note 2)	<u>5,590</u>	<u>100</u>	<u>5,690</u>
Total Expenses	<u>\$55,415</u>	<u>\$15,900</u>	<u>\$71,315</u>
Excess Revenue (Expenses)	\$50,285	(\$8,700)	\$41,585
Reserve Allocation To (From) - Per plan	<u>(50,400)</u>	<u>50,400</u>	<u>0</u>
Net Increase (Decrease) After	<u>(\$115)</u>	<u>\$41,700</u>	<u>\$41,585</u>
Fund Balances			
Beginning of Year Fund Balance (per Audit)	<u>944</u>	<u>261,571</u>	<u>262,515</u>
End of Year Fund Balance (Budget)	<u>\$829</u>	<u>\$303,271</u>	<u>\$304,100</u>

Note 1: Board Expenditures, Legal, Membership Communications and Reliable Secretary Service Contract.

Note 2: Audit & Accounting, Insurance, Membership Fees and Property Taxes and Contingency

ARCHITECTURAL COMMITTEE - Jim Callahan, Chair

The Architectural Committee was busy this past year visiting homes and approving applications to maintain and /or make changes to owners' homes. The Committee processed approximately 46 requests during the year which included one solar panel installation bringing the number to four within the Association. The most frequent projects during 2010 were for replacement windows and/or doors, ramadas and satellite dish installations.

The committee mediated in one view complaint. We also acted on two complaints for paint violations.

The new Architectural Committee Handbook has been implemented and it will be of great benefit to volunteers to provide guidance while vetting requests. The application form for requests to the committee has been redesigned and there is now one for Additions and Alterations and a separate form for Painting/Repainting.

The Committee revised the paint guidelines to expand the definition of trim and updated the Paint Guidelines Book to better depict stucco and trim combinations. This book and the Plant Guidelines Book are both available for loan to owners from the SIV secretary. We also have sample chips of all of the SIV colors.

I wish to express my appreciation to Committee members Barry Bishop, Bob Ferrier and Margaret Surpluss and color consultants Deb Nance and Linda Nealy for their work with the Committee this year and for agreeing to serve in 2011.

MAINTENANCE - Paul Gilmore, Board Rep.

The Maintenance Committee has the largest budget in the HOA. It is responsible for: roadways, sidewalks, and maintenance and tree trimming in the common areas.

I would like to recognize the efforts of co-chairs Larry Engel and Gary Ebbesen who replaced Jim Steffen upon his resignation. Bev Baker oversaw maintenance of the common area during the summer and Eileen MacLaren consulted on exterminating Bufflegrass. I also want to recognize Jane Hilsenhoff and Jean Ross and the newest members Carolyn Andersen and Claude Nance as well as to welcome back Sam Eidson.

We want to caution homeowners regarding dumping debris into drainage channels behind the common area walls. This could divert or dam the normal flow of water and a monsoon rain could easily begin to erode a hillside causing a sizeable repair bill.

This year we had two areas damaged by monsoon storms and the repair totaled about \$9,000. Pictures of these projects can be viewed on our website.

In February 2010 we spent \$5,000 for crack seal.

We replaced landscape contractor Santa Landscaping with AAA Landscaping. A spraying project for Bufflegrass has been effective and will be continued in 2011. LaSierra performed the annual tree maintenance in December 2010.

Spent a total of \$300 on the following projects, all at the Camino del Sol entrance:

- new insulation blanket for the backflow valve;
- replaced the irrigation system; and
- repaired the electronics on the drip system timer.

We continue to seek a replacement for our previous consultants as we monitor the condition of our roads and formulate future maintenance plans.

We are forming a sub-committee to study test plantings.

We continue to seek new members for the maintenance committee with an emphasis on assigning seasonal tasks based upon our volunteers' interests and time-of-year in residence. This will balance the work load and make use of each individual's talents and skills.

If you are interested in exploring ways you can be of service please contact the secretary and she will have someone from the Committee get in touch with you.

RESIDENTS TIME

The owner of Lot 175 asked what day of the week AAA Landscaping is scheduled to work on our common ground. Currently their workday is Monday.

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 10:45 AM.

/s/ Marianne M. Bishop, Secretary

Minutes approved by the board: April 7, 2011

SUPPLEMENTAL INFORMATION 2011 COMMITTEES

* = Standing

ARCHITECTURAL*

Barry Bishop
Jim Callahan, Chair
Bob Ferrier
Margaret Surpluss
Marianne Bishop, Board
Rep

Kerm Jensen
Gary Powers
Marianne Bishop, Treasurer (ad
hoc member)
Joyce Bulau, President (ad hoc
member)

AUDIT*

Jack Powers, Chair
Barry Barkley
Greg Nowak

MAINTENANCE*

Gary Ebbesen, Co-Chair
Larry Engel, Co-Chair
Carolyn Andersen
Sam Edison
Jane Hilsenhoff
Eileen MacLaren
Claude Nance
Gary Raff
Dave McCracken, Board Rep.

FINANCIAL ADVISORY*

Terry Arnholt
Gary Ebbesen
Larry Engel
Don Gatzke

NEIGHBORHOOD WATCH

CAPTAINS

AREA 1	<u>Bev Baker</u>	300-4334
	<u>Mary Jane Harp</u>	393-7166
AREA 2	<u>Joyce Bulau</u>	970-481-8085
AREA 3	<u>James & Barb Dulaney</u>	393-1683
AREA 4	<u>Eileen Ridenour</u>	399-3828
AREA 5	<u>Delmer & Judith O'Connell</u>	399-1588
	<u>Leon & Carmen Smith</u>	399-9394
AREA 6	<u>Elmer Silaghi</u>	625-5843
AREA 7	<u>Gary & Paula Alkire</u>	393-6265
AREA 8	<u>Barry & Marianne Bishop</u>	625-4924
AREA 9	<u>Eileen MacLaren</u>	393-1477
AREA 10	<u>Ron & Rose Marie Lemke</u>	625-0092
	<u>Bob & Georgia Puttock</u>	625-1483
AREA 11	<u>Bob & Joan Henley</u>	393-1311
AREA 12	<u>Jim & Nancy Callahan</u>	207-3910
	<u>Gary & Mary Powers</u>	393-7316
AREA 13	<u>Gary Raff</u>	403-3346
AREA 14	<u>Arlene Haugan</u>	648-7010

SECURITY

Jim MacLaren, Chair
Chuck Catino
Gary Raff
Jim Steffen

THIRSTY THURSDAY

SCHEDULE FOR 2011

01/27/2011	Mike & Carolyn Andersen
02/24/2011	Monique Collins
03/31/2011	Gary & Donna Ebbesen
04/28/2011	Roger & Joyce Bulau
05/26/2011	Barry & Judy Barkley
06/30/2011	<i>need hosting location</i>
07/28/2011	<i>need hosting location</i>
08/25/2011	Jim & Nancy Callahan
09/29/2011	Wally & Karen Leibengood
10/27/2011	<i>need hosting location</i>
	No event in November
12/29/2011	Delores Leavitt

OUR HOSTS FOR 2010 THANK YOU

Bob & Karen Christensen
Jim & Karen Steffen
Peter Falch & Kathleen Curran
Chuck & Mary Lu Catino
Murdock & Jean Ross
Gary & Donna Ebbesen
Mona Brock
Jim & Nancy Callahan
Fred & Mary Newton
Jerry & Toni Larsen (Oktoberfest)

What is Thirsty Thursday?

This community mixer which started in April 2006 is typically held on the last Thursday of each month between 4 and 6 pm, except for a month with a conflicting holiday (such as Memorial Day, Thanks-giving or Christmas). The "host location" is responsible for providing name tags, paper plates and napkins, plastic cups and utensils and ice. Those attending should bring something in the way of an appetizer, finger food, or dessert to share in addition to their own beverage.

If you would like to be a host an upcoming event please email the secretary at info@sivhoa.org or call 520-625-4924.

RECAP OF TRANSACTIONS WITH YEAR-TO-YEAR COMPARISON

YEAR	SOLD	REC'D ASKING PRICE	MULTI-LIST	* FSBO / # - FORE CLOSE	SIV AVG DOM	** GV AVG DOM	SIV AVG SALES PRICE	^^ GV VALLEY AVG	SIV PRICE RANGE HOMES SOLD
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			324,000		\$190,000 - \$458,000
2008	6	1	5	*1	111	160	334,950	199,493	\$280,000 - \$389,900
2009	8	1	8	0	173	166	218,950	177,953	\$162,900 - \$275,000
2010	10	0	9	#1	192	169	239,277	168,477	\$180,000 - \$315,000

* FSBO For Sale by Owner

Foreclosure The only information I have for that home is the actual sales price

** Figures in columns headed GV taken from an article appearing in the Green Valley News published early 2011 and although SIV DOM were slightly higher than 2009 our number of sales and average sales price were also slightly higher this year.

San Ignacio Vistas

Sold in 2010

ADDRESS	ORIG PRICE	ASKING PRICE	SOLD PRICE	* PRICE DROP	PRICE PER SQ FT	PER SQ FT	DOM
4759 S View Ridge D	249,000	219,000	180,000	69,000	1767	102	250
4975 S View Ridge Dr	* Foreclosure	205,000			1767	116	120
4975 S Gloria View Ct	219,000	219,000	210,000	9,000	1723	122	163
4719 S King Arthur Ct	245,000	225,000	212,000	33,000	1806	117	204
4857 S Gloria Vista Dr	299,900	249,000	215,000	84,900	1725	125	323
4720 S King Arthur Ct	225,000	225,000	222,000	3,000	1617	137	99
4714 S King Arthur Ct	259,000	259,000	242,000	17,000	1806	134	108
4947 S Harvest Moon Dr	339,900	299,900	272,500	67,400	2000	136	205
4853 S Meadow Ridge Dr	331,000	311,000	285,000	46,000	2355	121	224
4911 S Harvest Moon Dr	350,000	325,000	315,000	35,000	2355	134	229

DOM = Days on Market

Seven of these homes were on the market at this time last year.

*These figures are comparable to the 8 homes sold in 2009 as published in the 2010 Annual Meeting Minutes for SIV

On the Market

As of 2-15-2011

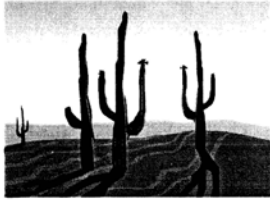
ADDRESS	CURRENT ASKING	APPROX SQ. FT	PRICE SQ. FT.	DOM
4804 S Desert Sunset	149,000	1292	116	41
4713 S King Arthur Ct.	174,000	1292	135	11
1812 W Vista Ridge Dr.	225,000	1790	126	244
4851 S Harvest Moon Dr	257,000	1923	134	5
4733 S Meadow Ridge +	260,000	2173	120	50
4731 S Harvest Moon Dr	275,000	2536	108	11
4761 S Gloria Vista Dr	295,000	2030	145	5
4725 S Gloria Vista Dr	299,900	1923	156	128
4719 S Harvest Moon Dr	319,900	2536	126	43

+ under contract

Three of these homes were on the market at this time last year

Please Bookmark our Website:

www.sivhoa.org



San Ignacio Vistas, Inc.

P O Box 1150
Green Valley, AZ 85622-
1150
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Last Updated: 01-20-2011

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Homeowners Association
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Green Valley, AZ 85622-1150
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Fax: 520-625-5166
Email: info@sivhoa.org

Events & Announcements	Navigation Page	Minutes
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SAN IGNACIO VISTAS, INC.

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Attorney General of Arizona
Arizona Dept of Transportation
Arizona Motor Vehicle Division - Registration Renewal, etc.
Arizona's Call Before You Dig Center (Blue Stake)
Arizona State Registrar of Contractors
Arizona State Legislature
Building Permits – Pima County
Casa Community Center
Community Information
Community Performing Arts Center
Friends in Deed
Green Valley Fire Department
Green Valley Newspaper
Green Valley Recreation (GVR)
GVC –Green Valley Council
Green Valley Chamber of Commerce

LANDSCAPING HELPS: 1) Arizona Master Gardner Manual
2) Arizona Gardner's Guide

Local Library Catalog: Joyner-Green Valley Branch
Pima County Assessor's Office
Pima County Sheriff's Department
Saguaro - billing
Treating Stains on Bricks

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