

MINUTES
San Ignacio Vistas, Inc.
Homeowners Association Board Meeting
Canoa Ranch Rec Center, Amado Rm
June 13, 2026

Board Present: Joyce Bulau, Laurie Bundy, Linda Gregory, Ivonne Maldonado and Glen Seela

Board Absent: Larry Johnson

Homeowners Present: Tom & Rog Adams, Al Bale, Jim Chervenka, Heidi Geroux, Todd & Raylene Saur, Annie Webb, Judy Zabicki, Jan Zornado,

The meeting was called to order at 10:02am.

1. COMMITTEE & OFFICERS REPORTS

A. SECRETARY

Eleven homes have been sold and closed since Jan.1, 2026. The sales totaled \$4,293,700, which is an average of \$396,370 per home. Currently there are five homes for sale that are not under contract.

Obtaining the Firewise PowerPoint Presentation by Trisha Tubbs has not been successful. Pima County recommended homeowners access the website for information regarding the program. [Firewise USA™ | Department of Forestry and Fire Management](#)

Homeowners were given an opportunity to express their thoughts, concerns, and questions to the Board.

Question: Will the Board would be pursuing the Firewise Program for San Ignacio Vistas.

Answer: The Board will revisit the program in the Fall.

Question: What was the cost of the two trees removed on W Sonoran View Dr.

Answer: Joyce stated that after received two bids for \$3,000 and \$3,500 as well as Felix Landscape Design stated he would remove the trees using man hours from the current landscape contract. She said the first tree was \$374 and we have not received paperwork on removal of the second tree. Joyce voiced SIV will not be replacing the trees that were removed because not only were the trees poisoned, but the soil was also poisoned, and it would take 3-5 years for the soil to become usable again.

B. TREASURER

Monthly expenditures are on track with the 2026 Actual vs Budgeted spreadsheet.

(Attachment A) Consistent expenditures each month are Felix Landscape Design, Verizon and Two Gems Secretary Services. Terri shared that each month funds are

transferred from the SIV Vanguard Operating Fund (VMRXX) into the SIV checking account at Southwest Heritage Bank (SWHB). By leaving the operating funds in Vanguard until needed each month it earns more interest than having it sit in the SWHB Checking Account.

C. PRESIDENT

Joyce asked for a Motion to approve the May 16, 2026 Board Meeting Minutes.

Joyce **moved** to approve the May 16, 2026, Board Minutes as written. Ivonne Seconded the **MOTION**.

Linda requested a correction on the Minutes stating under Attachment B regarding the height of the trees on Sonoran View Dr. She noted that Article 4 Section 5:2 of the CC&R's states the following:

Section 5.2: Views

"All trees and other vegetation planted or existing on the Common Areas shall be kept trimmed by the Association to a height which will not materially interfere with views from neighboring building sites".

Linda **moved** to accept the May 16, 2026, Board Minutes with the CC&R discussed correction. Laurie seconded the **MOTION**. The **MOTION** passed unanimously. There were no abstentions or opposed.

D. RFP UPDATE

Committee Chair, Bruce MacLaren, was unable to attend the meeting but submitted an update via email. Terri read the letter to update homeowners attending the meeting. The email will be posted to the website under "Owner Only Resources" as well as an attachment to the meeting minutes once approved. **(Attachment B)**

2. NEW BUSINESS

Joyce updated the Board regarding the accident on Camino del Sol just North of Calle Tres in which several cacti have been damaged as well as three large trees. Felix will be cleaning up the debris on the hillside. Discussion at a future meeting will take place regarding if the damaged trees will be removed and possibly replaced. Terri has requested a full report from Pima County along with photos of the accident which will then be submitted to insurance for reimbursement of the cost to remove and potentially replace the damaged cacti and trees as well as the cost to remove the enormous amount of car parts that were scattered throughout the hillside.

EXECUTIVE SESSION

None Needed

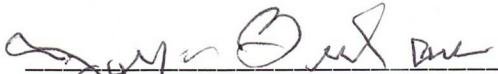
ADJOURNMENT

Linda **moved** to adjourn the meeting; Laurie seconded the **MOTION**. The **MOTION passed** unanimously. There were no abstentions or opposed.

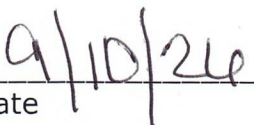
Meeting adjourned at 10:19AM

Respectfully submitted,
Terri Brown, TGSS
Management Agent & Treasurer

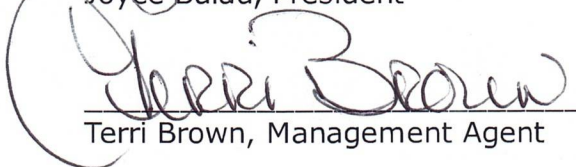
Approved on Tuesday, Sept. 8, 2026



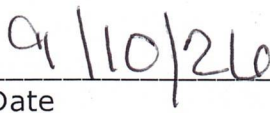
Joyce Bulau, President



Date



Terri Brown, Management Agent



Date

SAN IGNACIO VISTAS, INC.
BALANCE SHEET
As of May 31, 2026

CURRENT ASSETS

		OPERATING	RESERVE	TOTALS	
SOUTHWEST HERITAGE BANK		6,928	\$ 1,000		
VMRXX VANGUARD CASH RSERVES		88,957			
VMFXX VANGUARD FEDERAL MM			29,641		
INVESTMENTS:	INITIAL INVESTMENT		BOOK VALUE		CURRENT GAIN/LOSS
VFIAX 500 INDEX ADMIRAL	60,777		84,440		\$ 23,663
US TREASURY NOTE (Matures 2-15-35)	82,672		81,366		(1,306)
VTHRX TARGET RETIREMENT 2030 INVESTOR	25,000		32,073		7,073
US TREASURY SECURITY STRIP (Matures 11/15/40)	79,620		75,708		(3,913)
					\$ 29,429
TOTAL CURRENT ASSETS		\$ 95,885	\$ 304,226	\$ 400,111	

VANGUARD STATEMENT	
VMRXX VANGUARD CASH RSERVES	\$ 88,957
VMFXX VANGUARD FEDERAL MM	29,641
VFIAX 500 INDEX ADMIRAL	84,440
US TREASURY NOTE	81,366
VTHRX TARGET RETIREMENT 2030 INVEST	32,073
US TREASURY SECURITY STRIP (Matures 2040)	75,708
	<u>\$ 392,183</u>

SOUTHWEST HERITAGE STATEMENTS	
OPERATING CHECKING	\$ 6,928
RESERVE CHECKING	1,000
	<u>\$ 7,928</u>

CROSS C \$ 400,111

Total Dues Income: \$151,620
\$665/Lot x 228 Lots

San Ignacio Vistas, Inc.
Actual vs Budget
As of May 31, 2026

	OPERATING		RESERVE		TOTAL	
	*Actual	Budget	Actual	Budget	Actual	Budget
REVENUE:						
400 - Assessments/Dues	150,585	109,420	42,200	42,200	192,785	151,620
410 - Transfer-Doc Fees	3,600	5,600				
420 - Dividend/Interest	3	4,000				
430 - Other Income						
4200-Dividend/Interest				6,000		
Total Revenue	154,188	119,020	42,200	48,200		
EXPENSES:						
Administrative:						
510-Contract Service	7,760	18,624				
511-Board		500				
512-Legal	161	2,000				
513.1 Computer/Internet	611	2,000				
513.2 Telephone	547	1,000				
513.3 Supplies	156	400				
513.4 Printing	1,214	600				
513.5 Postage	277	400				
513.6 Storage	708	708				
TOTAL ADMINISTRATIVE	11,435	26,232				
Maintenance:						
500 - Yearly Contract	23,921	52,608				
501 - Invasive Grasses	2,271	16,000				
502 - Tree Trimming	60	6,000				
503 - Utilities	150	150				
505 - Other/Dump Fees	1,277	3,000				
506 - Drainage Channels		4,000				
5001 - Curbs & Sidewalks						
TOTAL MAINTENANCE	27,678	81,758				
Other Operating:						
521 - Insurance		4,800				
522 - GVC	3,192	3,192				
523 - Tax/Contingency	80	2,000				
524 - Social	400	400				
TOTAL OTHER OPERATING	3,672	10,392				
TOTAL EXPENSES:	42,785	118,382				
NET REVENUE (EXPENSES)	111,403	638	42,200	48,200		

NOTES:

Prepared by Terri Brown, Treasurer
Date: 6/03/2026

Re: SIV - GAME NIGHT

1 message

Bruce MacLaren <bmaclaren@outlook.com>
To: "SAN IGNACIO VISTAS, INC." <sivhoa.info@gmail.com>

Fri, Jun 12, 2026 at 2:54 PM

Hi Terri - below is a mail to the board as requested. Sorry I can't be there tomorrow.

Board Members,

I wanted to provide an update on the landscaping and weed control RFP effort.

Over the past several weeks, I have reviewed the current maintenance and weed control contracts, HOA maps, and historical maintenance practices, and I have received valuable input from homeowners, Board members, and former Board members. The feedback has covered a broad range of topics, including common area appearance, weed and buffelgrass management, drainage maintenance, tree trimming, special projects, long-term landscaping strategies, and overall expectations regarding the appearance and upkeep of the community.

Based on this feedback, I have developed an initial draft of requirements for both the Landscape Maintenance Services contract and the Weed Control & Buffelgrass Management contract. The intent is to clearly define the services to be provided, establish performance expectations, and ensure that all bidders are responding to a consistent set of requirements.

A recurring theme throughout the feedback has been the desire to move away from traditional time-and-materials contracts and toward a model that emphasizes accountability, transparency, and measurable results. As a result, the draft requirements are being structured around Service Level Agreements (SLAs) and defined performance outcomes rather than labor hours alone. The goal is to focus on what is delivered rather than how many hours are worked. Examples include standards for common area appearance, weed control effectiveness, drainage maintenance, vegetation management, response times, reporting, and overall neighborhood presentation.

The draft requirements are also being designed to provide the Board with flexibility as it evaluates future landscaping strategies. In addition to defining maintenance and weed control expectations, the requirements will allow prospective bidders to provide information and pricing for potential landscape enhancement opportunities that may improve the appearance of the community and potentially reduce long-term maintenance costs.

We are currently in the process of refining and finalizing the requirements to ensure they accurately reflect the Board's objectives and the community's expectations. Once completed, I will provide the draft requirements to the Board for review and feedback prior to issuing the RFP to prospective bidders.

Thank you to everyone who has taken the time to share ideas and perspectives throughout this process. The feedback has been extremely helpful in shaping the requirements and ensuring we develop an RFP that supports an informed and objective evaluation of available options.

Please reach out to me if you have any questions.

Thank you.

Bruce MacLaren
Landscape RFP Volunteer
San Ignacio Vistas

425-463-7145