

San Ignacio Vistas, Inc.

Homeowners Association

Minutes of the Annual Meeting of Homeowners

March 6, 2023



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GUEST SPEAKER**DAVID McALLISTER ROMO, EXECUTIVE DIRECTOR
GREEN VALLEY COUNCIL (GVC)**

Since Green Valley is unincorporated the GVC is our local government and operates as a liaison to Pima County. It began operation in 1973 and SIV has been a member since 1998. David spoke about what GVC does for Green Valley and the Homeowners Associations. David and Debbie Kenyon shared some benefits of membership, i.e., using their notary or having access to a list of vetted preferred vendors.

You can log on as a member using: USER: [SIVHOA](#) Password: [GVCmember](#)

To call their office: Phone: 520-648-1936

Their website: <https://gvcouncil.org/>

There is also a link on our website under this tab: [useful links](#)

CALL TO ORDER:**Marianne Bishop, RSS**

With 39 Lot Owners in attendance, the meeting was called to order at 9 AM. The minutes of 2022 Annual Meeting had been approved by the board following that meeting, were distributed to all members and posted to our website. Without objection, reading was waived.

ELECTION:

Because all current Board members agreed to continue serving there was no need for an election.

INTRODUCTION/ACKNOWLEDGEMENT:**Marianne Bishop, RSS**

Marianne acknowledged the previous Board members as well as the current members and recognized them for the strengths they bring. It was pointed out that there is a link on the directors page of the HOA website (www.sivhoa.org) where anyone desiring to serve on the board can nominate themselves for consideration when a Board position is available. The 2022 real estate report was discussed and is included at the end of these minutes.

Marianne introduced Amy Cordova as Assistant Manager. Amy is the new "go-to person" for residents to contact. (Phone 520-330-6087)

SECRETARY:**Amy Cordova, RSS**

Amy spoke about how to keep the HOA clean in spite of the strong winds we have here in AZ. Recommendations to homeowners were to use trash containers with attached lids, mark trash cans with their address in the event that the wind overturns the can and blows it down the street. Also if strong winds are forecasted and recycling bin has room, hold off until the following week to dispose of recycling.

Titan Trash website was reviewed. Service requests may be entered on the Titan website, which has provided a much faster response time. There was a reminder regarding what is acceptable when recycling and how you can spoil an entire truck by placing the wrong thing in the recycle bin. Click on this for [Titan's website:](#)

TREASURER:

Marianne Bishop, RSS

2023 APPROVED BUDGET

INCOME	2023
Operating Revenue	
400 · Assessments	96,216
410 · Transfer and Document Fees	4,000
420 · Operating Fund Interest	265
Total Operating Revenue	<u>100,481</u>
EXPENSE	
Operating Fund:	
Maintenance	
500 · Yearly Contract	32,675
501 · Invasive Grass	4,000
502 · Tree Trimming	9,000
503 · Utilities	240
505 · Other Maintenance	8,000
506 · Erosion Mitigation	4,000
507 · Plant Replace	4,000
Total Maintenance Expenditures	<u>61,915</u>
Administrative	
510 · Contract Service	21,960
511 · Board	300
512 · Legal	3,000
513 · Communications	
513.1 · Computer and Internet	2,500
513.2 · Telephone	1,200
513.3 · Office Supplies	500
513.5 · Postage/Delivery	300
513.6 · Record Storage	708
Total 513 · Communications	5,208
Total Administrative	30,468
Other Operating	
521 · Insurance	3,700
522 · Membership Fee - GVC	2,736
523 · Taxes and Contingency	500
524 · Social	300
Total Other Operating	<u>7,236</u>
Total Operating	<u>99,619</u>
Reserve Fund:	
2023 Contribution to Reserve Fund	<u>37,500</u>

The income we receive under Transfer & Document fees would be retained by another management company if we were not self-managed. You will notice that the budget for Trees is much higher than normal and will be discussed under Maintenance.

We recently transferred excess funds from our Operating Fund into a money market with Vanguard where we are now receiving almost 4.5% interest until we need the funds.

COMMITTEE REPORTS:

AUDIT:

Judy Barkley, Chair

To the Board of Directors San Ignacio
Vistas, Inc.

We have performed an internal audit of the accompanying Statements and Assets, Liabilities and Fund Balances (modified cash basis) of San Ignacio Vistas, Inc. as of and for the years ended December 31, 2022 and 2021. 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 the years ended December 31, 2022 and 2021, on the modified cash basis of accounting.

San Ignacio Vistas, Inc. Internal
Audit Committee

January 24, 2023

Year End Statements

SAN IGNACIO VISTAS, INC.
DECEMBER 31, 2022
Balance Sheet

CURRENT ASSETS	OPERATING	RESERVE	TOTAL
120 Commerce Checking	147,533.93		147,533.93
1511 Vangaurd MM		27,663.19	27,663.19
1517 Wells Fargo CD		50,000.00	50,000.00
1518 Malvern PA CD		50,000.00	50,000.00
1502 Commerce Reserve		10,365.62	10,365.62
TOTAL ASSETS	147,533.93	138,028.81	285,562.74
TOTAL LIABILITIES			
250 Assessments Rec'd in Adv	48,530.00	18,170.00	66,700.00
210 Due to Reserve Fund			
	<u>48,530.00</u>	<u>18,170.00</u>	<u>66,700.00</u>
Net	99,003.93	119,858.81	218,862.74
FUND BALANCES			
300 Operating Beginning Balance	70,470.89		70,470.89
3000 Reserve Beginning Balance		100,772.86	100,772.86
Net increase Decrease	10,866.44	36,752.55	47,618.99
	<u>81,337.33</u>	<u>137,525.41</u>	<u>218,862.74</u>
TOTAL LIABILITES AND FUND BALANCES	129,867.33	155,695.41	285,562.74

San Ignacio Vistas, Inc.
Statement of Revenue, Expenses and Changes in Fund Balances
(Modified Cash Basis)
Year Ended December 31, 2022 with Comparative Totals for 2021

	<u>Operating Fund</u>		<u>Reserve Fund</u>		<u>Actual Total All Funds</u>	
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>2022</u>	<u>2021</u>
REVENUE						
Assessments	\$ 96,216	\$ 96,216	\$ 36,024	\$ 36,024	\$ 132,240	\$ 127,680
Transfer and Document Fees	4,800	3,600			3,600	7,320
Investment Income	265	249	1,500	1,318	1,567	1,752
TOTAL REVENUE	<u>101,281</u>	<u>100,065</u>	<u>37,524</u>	<u>37,342</u>	<u>137,407</u>	<u>136,752</u>
EXPENSES						
Maintenance	57,160	50,767	2,000	589	51,356	64,057
Administrative	34,616	31,352	-	-	31,352	25,369
Other	7,236	7,081	-	-	7,081	6,889
TOTAL EXPENSES	<u>99,012</u>	<u>89,200</u>	<u>2,000</u>	<u>589</u>	<u>89,789</u>	<u>96,315</u>
EXCESS REVENUE (EXPENSES)	2,269	10,865	35,524	36,753	47,618	40,437
FUND BALANCES						
Beginning of Year	<u>17,891</u>	<u>70,471</u>	<u>100,733</u>	<u>100,773</u>	<u>171,204</u>	<u>130,806</u>
END OF YEAR	<u>\$ 20,160</u>	<u>\$ 81,336</u>	<u>\$ 136,257</u>	<u>\$ 137,525</u>	<u>\$ 218,822</u>	<u>\$ 171,243</u>

SOCIAL:**Kam Morganti, Chair**

This committee has been very active. Kam spoke about their recent activities. One in particular, the Secret Santa program. Kam mentioned that they gave out 55 gift bags to single residents and many notes of appreciation. This program is administered by volunteers and funded from donations of residents. Each bag takes about \$9 to assemble and anyone wanting to participate or contribute to this activity will find it gratifying. The committee is planning another game night in March, a Potluck Thirsty Thursday in May, as well as a Holiday Dinner in December.

ARCHITECTURAL:**Glen Seela, Chair**

An updated binder was distributed to all homeowners this year which contains the neighborhood phone directory, updated Owners Handbook with necessary forms to interact with the committees and board. All of these documents (CC&R's, By-Laws, and Articles) have been updated, Older versions of the documents can be discarded. The committee has been busy this year approving requests for repainting, installing soldier walls, ramada, etc.

It was pointed out that if a homeowner has a complaint, it must be submitted in writing using the form created for this purpose and that the Association will not act when a complaint is verbal.

Slides showed examples of why ductwork on heating and AC units atop of a roof as well as eastern parapet walls cannot be painted white. Another slide reminded that bird feeders are not to be placed on or over the common area walls so as not to attract unwanted predators.

Due to the Dark Skies Ordinance through Pima County, residents are not allowed to have floodlights, uncovered lighting, or high wattage lights which will have an adverse impact on neighbors or observatories in the area.

MAINTENANCE: (Landscape)**Joyce Bulau, Chair**

The role of this committee is to advise the Board on all matters pertaining to maintenance, repair or improvement of the common areas. Committee members include Barry Bishop, Jeff DeVaney, and Eileen McLaren.

Joyce mentioned that we have discovered trees infected by a bug that eats under the bark and left untreated, will kill the tree. The answer is to apply a chemical to combat the spread. Therefore, the need to increase our landscape budget. Trees along View Ridge from Calle Tres to Sonoran View as well as some along del Sol have already been treated in 2023. We must continue to treat any trees that show signs of infection.

There are also plans to progressively rework drainage channels on our north south streets. There is currently a lot of growth among the rocks that can disrupt proper drainage. Maintenance will begin with the worst areas and continue until all channels have been serviced.

MAINTENANCE (Road)

Pat Imgrund, Chair

Pat Imgrund acknowledged volunteers Randy Aronson, Jeff DeVaney, Glen Seela and Diana Sheets for their work with his committee.

Tucson Asphalt resurfaced all roads in our community in 2020-1. The work included addressing 60 manholes and 55 water valve shutoffs in the street that needed to be raised to the new level by a subcontractor. The warranty on the roads will end in June 2024. There are issues with cracks in some of the roads that were resurfaced. Tucson Asphalt is planning to come in March to do repairs before the warranty expires.

Once the weather warms, Pat and the committee will be repainting the bollards in the subdivision and replacing the reflector tape that was installed in 1997.

There are several Tucson Electric (TEP) transformers throughout the subdivision streets. If any oil is leaking onto the concrete or surrounding ground, it is imperative to report it right away to either the Electric company or to RSS. If left this way, it can cause an electrical outage.

RESIDENT'S TIME

There were no comments from residents during this allotted time.

There is a need for more volunteers and a sign-up sheet was left on the table for anyone interested. Also, a donation basket was left out for the Secret Santa program for this year.

ADJOURNMENT: 10:30 AM

Respectfully submitted:
RELIABLE SECRETARY SERVICES

AMY CORDOVA, Secretary

NOTE: Following the Members Meeting the Board held an Organizational Meeting to elect officers and appoint Committees. Those minutes are separate and can be viewed on the [Association Website](#).

To view the slide show presented during this meeting open the link below:
[PowerPoint Presentation \(sivhoa.org\)](#)

SCHEDULED MONTHLY BOARD MEETINGS

Date	Location	Time
May 9, 2023	GVR Canoa Hills Recreation, Mesquite	1 PM
October 17, 2023	"	"
November 21, 2023	"	"
January 9, 2024	"	"
February 13, 2024	"	"
March 12, 2024	"	"

2023 ANNUAL MEETING OF HOMEOWNERS

TENTATIVE – UPON RESERVATION CONFIRMATION WITH GVR FOR ROOM

Canoa Hills/ Saguaro Rm - March 4 or 11, 2024

Registration begins at 8:00 AM

Coffee/tea/juice and pastries

Meeting starts 8:30 AM

If it proves a necessity, a published meeting may need to be rescheduled or another added. An email blast to homeowners would be sent prior to the meeting announcing the date and purpose of the meeting.

Agendas and minutes are posted on the website (www.sivhoa.org).

Prior to attendance, please call the Secretary at 520-330-6087 to confirm that it was not necessary to change the day, time or place.

20 YEAR HISTORY OF SIV SALES STATISTICS

YEAR	# OF HOUSES SOLD	REC'D ASKING PRICE	MULTI-LIST	* FSBO / # - FORE CLOSURE	SIV AVG SALES (\$)	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	\$334,950	\$199,493	\$280,000 - \$389,900
2009	8	1	8	0	\$218,950	\$177,953	\$162,900 - \$275,000
2010	10	0	9	#1	\$239,277	\$168,477	\$180,000 - \$315,000
2011	4	0	4	0	\$245,000	\$139,000	\$230,000 - \$260,000
2012	14	3	11	*1 / #2	\$224,536	\$152,191	\$109,000 - \$332,000
2013	11	0	8	0	\$207,125	\$162,214	\$119,000 - \$335,000
2014	12	0	12	0	\$213,172		\$130,000 - \$335,000
2015	17	1	14	*1 / #2	\$208,500		\$132,000 - \$315,000
2016	13	3	12	*1	\$207,257	\$182,655	\$153,345 - \$274,000
2017	21	9	19	*2	\$236,000		\$132,000 - \$359,000
2018	8	1	8	0	\$264,863	\$189,750	\$220,000 - \$303,000
2019	16	4	14	2	\$265,250	\$196,335	\$210,000 - \$353,000
2020	14	7	14		\$275,880	\$252,500	\$184,500-\$430,000
2021	20	9 / +4	15	*5	\$353,683	\$305,000	\$194,900-\$533,000
2022	9	5	8	1	\$378,944	\$356,500	\$269,000-\$445,000

* FSBO = FOR SALE BY OWNER

**SAN IGNACIO VISTAS, INC
2022 HOMES SOLD**

ADDRESS	ASK	SOLD	(DROP)/ Increase	SQFT	PRICE PER SQ	MTN VIEW
4674 S. Desert Grove Ct	\$258,000	\$269,000	11,000	1129	\$238	N
1657 W. Sonoran View Dr	\$350,000	\$346,000	(4,000)	1554	\$222	Y
4983 S. View Ridge Dr	\$338,000	\$350,000	12,000	1554	\$225	Y
4915 S Prairie Hills Dr	FSBO	\$379,000	(6,000)	1923	\$197	Y
4935 S. Gloria View Ct	\$380,000	\$380,000	0	1554	\$244	Y
1422 W. Hidden Crest Ct	\$537,900	\$400,000	(137,900)	2347	\$170	P
4723 S. Prairie Hills Dr	\$439,000	\$416,500	(22,500)	2163	\$192	Y
4749 S. Gloria Vista Dr	\$425,000	\$425,000	0	2163	\$196	Y
4868 S. Desert Sunset Dr	\$445,000	\$445,000	0	2087	\$213	Y

AVG SALE: \$378,944

2023 SOLD OR PRESENTLY ON THE MARKET

ADDRESS	ASK	SOLD OR CLOSING	DATE	SQFT	PRICE PER SQ	MTN VIEW
4937 S Meadow Ridge Dr	FSBO	\$400,000	03/01/23	2163	\$185	Y
4769 S Meadow Ridge Dr		\$350,000	03/30/23	1725	\$203	Y
1800 W. Vista Ridge Dr	\$291,500		03/16/23	1088	\$268	N
1477 W. Hidden Crest Ct	\$525,000			1938	\$271	Y
1620 W Vista Ridge Dr	\$340,000			1867	\$182	P
4867 S Prairie Hillls Dr	\$432,500			1806	\$239	y