

San Ignacio Vistas, Inc.
Homeowners Association
Annual Meeting of Homeowners Minutes
March 7, 2022



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REAL ESTATE RECAP

CAIRNS

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SCHEDULED MONTHLY BOARD MEETINGS

Date	Location	Time
Oct 11 2022	Location to be determined	2 PM
Nov 8 2022	"	2 PM
Jan 10 2023	"	2 PM

2022 ANNUAL MEETING OF HOMEOWNERS

Canoa Hills/ Saguaro Rm* - March 6, 2023 9:00 AM

TENTATIVE – UPON CONFIRMATION WITH GVR FOR ROOM*
Registration begin at 8:30 AM, Coffee/tea/juice and pastries,

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.

CALL TO ORDER:**Marianne Bishop**

The meeting was held at San Ignacio Vistas, GVR in the Saguaro Room of the Canoa Hills Social Center There were 68 Lot Owners in attendance. It was not necessary to establish a quorum as there were no business items on the agenda and the meeting was called to order at 9:15 AM.

SPEAKER:

Kevin McNichols of the Green Valley Fire Department gave a presentation on all of the programs provided by them as well as an update on a new building that is slated to be erected on the land south of the gas station which is at the corner of Encanto on Camino del Sol.

ELECTION:

Article 3 Section 11 of our By-laws: No Balloting or Vote in Uncontested Elections states in part:

"...the number of nominees is less than or equal to the number of open director positions to be filled, at the option of the Board, there shall be no balloting or vote conducted or held for the election of such nominees, and in such event, the nominees shall be deemed to have been elected as directors by acclamation or unanimous consent of the Members."

In accordance with our By-laws, the 2021 board members agreed to serve for 2022 or until their current term expires and a successor has been duly qualified and elected.

On March 12, the board subsequently held an organizational meeting to determine officers for 2022.

SECRETARY:

The minutes of 2021 Annual Meeting had been approved by the board following the meeting, distributed to all members, and posted to our website. Without objection, reading was waived.

Ivonne Maldonado began training and over the course of the coming year will assume more responsibility. She is now the go-to person for the Association and any phone contact should be directed to 520-330-6087.

Emails relating to the community should be directed to: sivhoa.info@gmail.com

Following are some facts about our Association:

There are 228 lots in SIV. In the last 3 years we have forty-five new homeowners which constitutes 20% of SIV. Twenty-eight percent, sixty-three homeowners are original who purchased their home between 1995 and 1998. Sixty-seven of our homeowners (29%) have an alternate address. We held our first social after Covid restrictions were finally lifted in late October 2021. We are hopeful to hold more get-togethers during 2022.

Some suggestions were: Wine & Cheese, Deserts, Ice Cream Sundae Bar, Salad Bar & Soup or a Potluck. Look for emails announcing the next one!

The annual recap of real estate transactions is included in the attachments to these minutes. Twenty homes sold in 2021, many of them sold before they hit the market.

AUDIT:

Judy Barkley

In the absence of Judy, Marianne Bishop presented the following letter that was issued to the Board of Directors to be distributed to our Homeowners:

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. as of and for the years ended December 31, 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 accepted accounting principles.

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, 2021.

**San Ignacio Inc.
Internal Audit Committee
January 22, 2022**

San Ignacio Vistas, Inc.
Statement of Assets, Liabilities and Fund Balances
(Modified Cash Basis)

December 31, 2021 with Comparative Totals for 2020

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>Total All Funds</u>	
			<u>2021</u>	<u>2020</u>
ASSETS				
Cash (Note 1)	\$ 140,651	\$ 54,235	\$ 194,886	\$ 164,693
Investments (Note 2)		46,538	46,538	45,171
Due from Operating Fund			-	21,645
	<u>\$ 140,651</u>	<u>\$ 100,773</u>	<u>\$ 241,424</u>	<u>\$ 231,509</u>
TOTAL ASSETS				
LIABILITIES				
Assessments Received in Advance	\$ 51,062		\$ 51,062	\$ 78,960
Due to Reserve Fund		\$ 19,118	19,118	\$ 21,645
	51,062	19,118	70,180	91,825
TOTAL LIABILITIES				
FUND BALANCES	<u>70,471</u>	<u>100,773</u>	<u>171,244</u>	<u>130,806</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 121,533</u>	<u>\$ 119,891</u>	<u>\$ 241,424</u>	<u>\$ 222,631</u>

San Ignacio Vistas, Inc.
Statement of Revenue, Expenses and Changes in Fund Balances
(Modified Cash Basis)
Year Ended December 31, 2021 with Comparative Totals for 2020

	<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>2021</u>	<u>2020</u>
REVENUE						
Assessments	\$ 92,680	\$ 92,680	\$ 35,000	\$ 35,000	\$ 127,680	\$ 123,120
Transfer and Document Fees	4,320	7,320			7,320	5,000
Investment Income	200	265	3,000	1,487	1,752	28,748
TOTAL REVENUE	<u>97,200</u>	<u>100,265</u>	<u>38,000</u>	<u>36,487</u>	<u>136,752</u>	<u>157,116</u>
EXPENSES						
Maintenance	53,160	54,553	11,000	9,504	64,057	606,832
Administrative	28,888	25,369	-	-	25,369	20,033
Other	7,236	6,889	-	-	6,889	6,145
TOTAL EXPENSES	<u>89,284</u>	<u>86,811</u>	<u>11,000</u>	<u>9,504</u>	<u>96,315</u>	<u>633,010</u>
EXCESS REVENUE (EXPENSES)	7,916	13,454	27,000	26,983	40,437	(475,894)
FUND BALANCES						
Beginning of Year	<u>17,891</u>	<u>57,016</u>	<u>581,981</u>	<u>73,790</u>	<u>130,806</u>	<u>581,961</u>
END OF YEAR	<u>\$ 25,807</u>	<u>\$ 70,470</u>	<u>\$ 608,981</u>	<u>\$ 100,773</u>	<u>\$ 171,243</u>	<u>\$ 106,067</u>

TREASURER:**Marianne Bishop**

There was a \$20 increase in the annual assessment for 2022 and all homeowners are current with the exception of one.

The Financial Advisory Committee, consisting of Randy Aronson, Larry Engel, Denny Kalkowski, Mark Maranger, Gary Powers and Jene Hong, Chair together with Marianne Bishop, Treasurer and Joyce Bulau, President will be holding a meeting within the next few months to revamp the Funding Plan to the Replacement Reserve Budget for 2023-2046.

SAN IGNACIO VISTAS, INC.				
2022 APPROVED BUDGET				
Board Approved 1/18/22				
(1) \$132,240 = 228 lots @ \$580			Breakdown:	
	FUNDS		O =	422
	OPERATING	RESERVE	R =	158
				<u>580</u>
REVENUE				
(1) 400 · Assessments 2022	96,216	36,024		
410 · Transfer and Document Fees	4,800			
420/4200 · Interest & Dividends	265	1,500		
Total Revenue:	<u>101,281</u>	<u>37,524</u>		
EXPENSES				
Maintenance Expenditures				
500 · Yearly Contract	30,800			
501 · Invasive Grass	5,000			
502 · Tree Trimming	5,000			
503 · Utilities	360			
505 · Other Maintenance	8,000			
506 · Erosion Mitigation	4,000			
507 · Plant Replace	4,000			
5004 · Other Maintenance		2,000		
Total Maintenance Expenditures	<u>57,160</u>	<u>2,000</u>		
Administrative				
510 · Contract Service	18,150			
510.1 Trainee	6,000			
511 · Board	200			
512 · Legal	3,000			
	<u>27,350</u>			
513 · Communications				
513.1 · Computer and Internet	2,000			
513.2 · Telephone	1,080			
513.3 · Office Supplies	50			
513.4 · Printing/Reproduction	3,000			
513.5 · Postage/Delivery	500			
513.6 · Record Storage	636			
Total 513 · Communications	<u>7,266</u>			
Total Administrative	<u>34,616</u>			
Other Operating				
521 · Insurance	4,000			
522 · Membership Fee - GVC	2,736			
523 · Taxes and Contingency	500			
Total Other Operating	<u>7,236</u>			
Total Expenses:	<u>99,012</u>			
ESTIMATED ENDING FUND BALANCE:	<u>2,269</u>	<u>35,524</u>		

ARCHITECTURE COMMITTEE

Glen Seela

Explained that the architectural committee approves projects to the outside of your home. Projects needing approval can be found in the Owners Handbook, which has been provided to every homeowner. It is also available on the SIV website (www.sivhoa.org). Requests for approval of projects should be submitted on one of two forms.

7.1 Application for Additions and Alterations and 7.2 Application for Painting

A. EXTERIOR LIGHTING (Section 4.28):

Glen advised homeowners about the initiative to maintain dark skies because of our proximity to the observatory on Mt. Hopkins. Our rule states: "Uncovered lighting, floodlights or other high intensity lighting having adverse impact on neighbors due to location, wattage or other features is not permitted."

Tucson and Pima County first adopted outdoor lighting ordinances in 1972 in an effort to provide standards so that night lighting did not interfere with nearby astronomical observatories. The lighting control ordinance of Tucson/Pima County has been revised many times. The 2006 Code is still strong, and it is copied below.

The code is outlined in the following ordinance:

"The purpose of this code is to preserve the relationship of the residents of City of Tucson/Pima County to their unique desert environment through protection of access to the dark night sky. Intended outcomes include continuing support of astronomical activity and minimizing wasted energy, while not compromising the safety, security, and well-being of persons engaged in outdoor nighttime activities. It is the intent of this code to control the obtrusive aspects of excessive and careless outdoor lighting usage while preserving, protecting, and enhancing the lawful nighttime use and enjoyment of any and all property. It is recognized that portions of properties may be required to be unlit, covered, or have reduced lighting levels in order to allow enough lumens in the lighted areas to achieve light levels in accordance with nationally recognized recommended practices."

B. DAMAGE TO WALLS (Section 4.49)

Anyone that damages either Party Wall (between neighboring lots) or the Common Wall (between a homeowner and the Association's common ground) is responsible for the repair to that wall. See Section 4.49 regarding Walls.

C. BIRD FEEDERS & BIRD HOUSES (Section 3.3)

Bird feeders are supposed to be inside the homeowner's property and are not to be placed on the common walls. The seeds attract snakes, pack rats etc.

D. PARAPET WALLS (Section 4.32 B 3)

Sealant on Parapet Walls visible from neighboring lots or from above streets must not cause a glare. Because of this, the basic white roof seal will require tinting when being applied to the parapet walls. This color must be approved.

E. DRIVING TOO FAST?

Our speed limit is 20 MPH, please try to keep it at that speed for safety of our homeowners who may physically challenged using a walker or cane.

Landscape Sub-Committee

Joyce Bulau

Explained the role of this committee, which is to oversee the scheduling and contracting for the maintenance of the Common Area Landscape, Erosion Mitigation and Drainage, the Annual Tree Trimming Program, Spraying for Buffelgrass & Weeds, Maintenance of Railings & Parking Area Walls, Monument Maintenance (lighting/ painting) and Street Sweeping.

Since 2021 was an unusual monsoon year the overgrowth was extremely high. We had to ask our residents to be patient until the maintenance crew could get caught up with the extent of overgrowth. We have a multi-year contract with Felix Landscape that expires at the end of 2025.

Camino del Sol trees have been trimmed. Most of the year was spent dealing with the excessive overgrowth of weeds and working to bring the common area back to some sort of normal. Mr. Bishop created six cairns (pictures included in the attachments) and have them placed throughout the subdivision. When you are out walking see if you can spot them.

Road Sub-Committee

Pat Imgrund, Chair

Gave a presentation on road committee members and what they do

Initiate bids / oversee contracts
Review and recommend Road repairs and sealing.
Review condition of curbs, sidewalks and reflectors.
Other Hands-on Projects

Gave an update on Tucson Asphalt overlay.

Recently Pat identified a Tucson Electric Transformer on the side of the road that was leaking oil onto the concrete base. We contacted Tucson Electric and, since they consider this an emergency, immediately sent out a crew to replace the unit. We have twenty-seven of these units within SIV. Four of them have been replaced but the remainder are original. It is important for us to keep an eye on the remaining units, being under heavy strain during hot summer months can cause a unit to fail.

If you see oil on the concrete pad under the large green metal box on the common area side of the street please report this to the secretary of SIV at 520-330-6087.

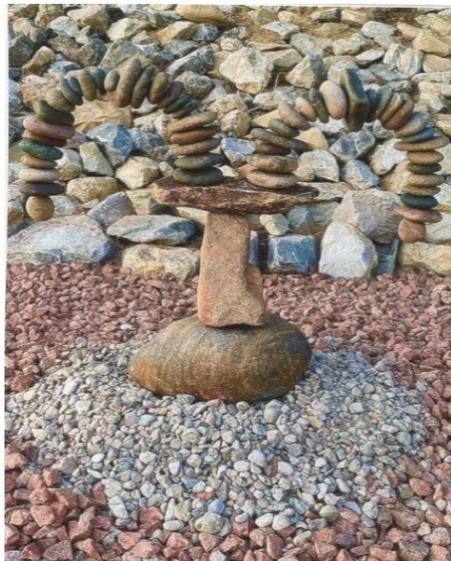
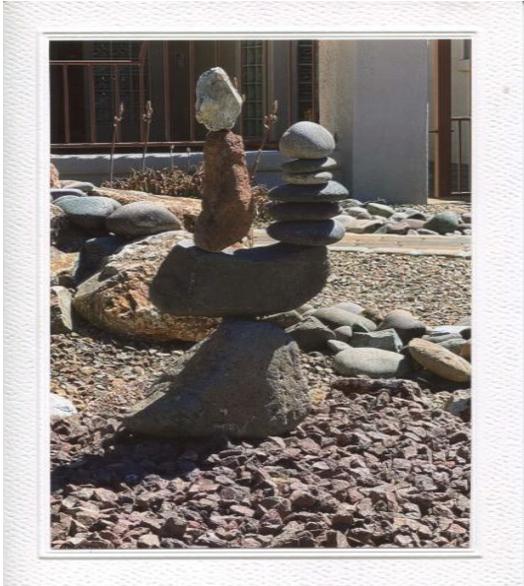
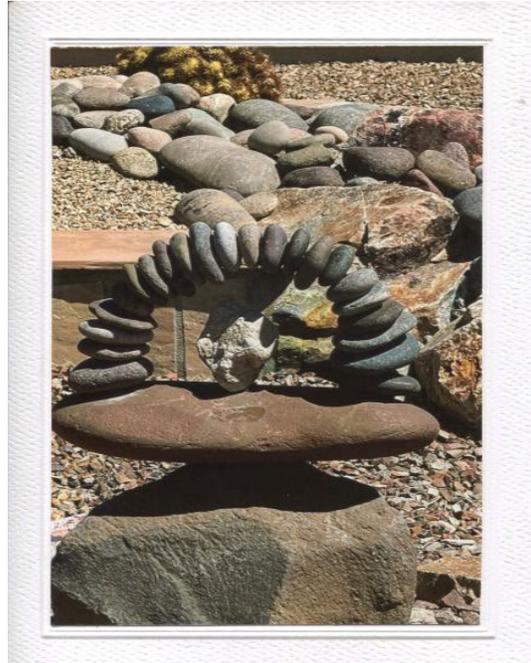
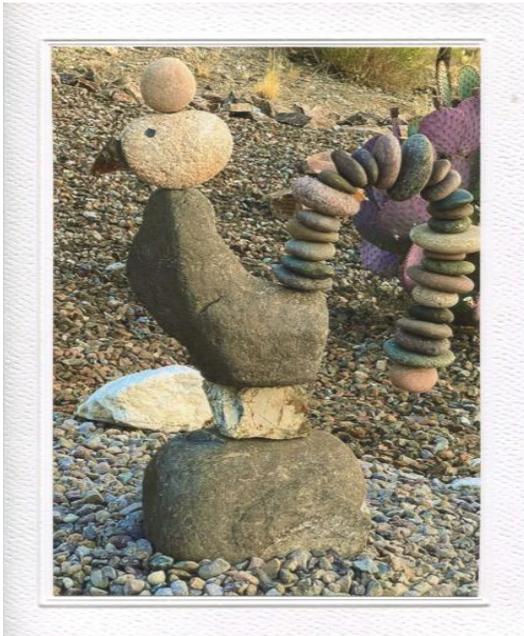
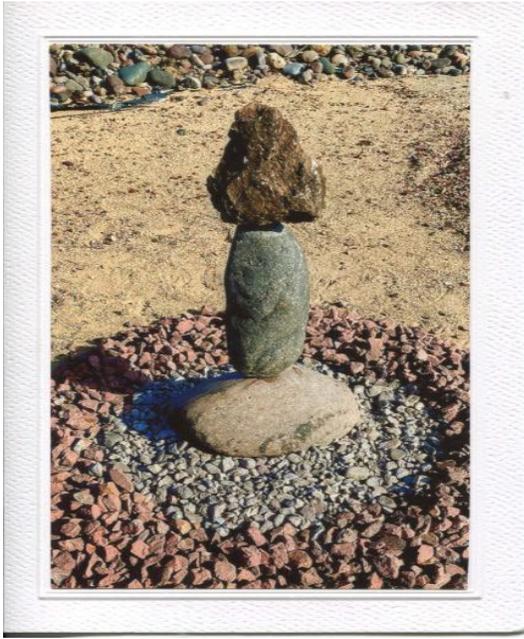
ADJOURNED Meeting adjourned 10:50am

Respectfully Submitted:
Ivonne Maldonado, Secretary

SAN IGNACIO VISTAS, INC
2021 HOMES SOLD

ADDRESS	ASK	SOLD	\$ (Drop) Increase	SQFT	(\$ PER SQ	MTN VIEW
1445 W. Hidden Crest Ct.	539,000	533,000	(6,000)	2548	209	Y
4731 S. Harvest Moon Dr.	525,000	520,000	(5,000)	2536	205	Y
4755 S. Harvest Moon Dr.	475,000	440,000	(35,000)	2163	203	Y
4983 S Harvest Moon Dr	FSBO	423,000		1725	245	Y
1413 W. Hidden Crest Ct.	430,000	421,000	(9,000)	2536	166	Y
4807 S. Prairie Hills Dr.	415,000	410,000	(5,000)	2536	162	Y
4891 S. Prairie Hills Dr.	389,000	406,000	17,000	1725	235	Y
4915 S. Prairie Hills Dr.	379,000	379,000	0	1923	197	Y
4799 S. View Ridge Dr.	375,000	375,000	0	1892	198	Y
4803 S. Harvest Moon Dr.	354,500	368,751	14,251	2163	170	Y
4791 S. Harvest Moon Dr.	365,000	360,000	(5,000)	2355	153	Y
4917 S Gloria Vista Dr	FSBO	350,000		1725	203	Y
4791 S View Ridge Dr	FSBO	300,000		1767	170	Y
4943 S. Gloria View Ct.	294,600	298,000	3,400	1723	173	Y
4951 S. Gloria View Ct.	289,000	289,000	0	1723	168	Y
4662 S Desert Grove Ct	FSBO	280,000		1867	150	N
4783 S. Vista Ridge Ct.	258,200	260,000	1,800	1291	201	Y
1516 W. Hidden Crest Ct.	285,000	260,000	(25,000)	1484	175	N
4782 S Vista Ridge Ct	FSBO	255,000		1292	197	N
1800 W. Vista Ridge Dr.	194,900	194,900	0	1088	179	N

CAIRN ARTISTRY IN SIV



2022 SIV COMMITTEES

ARCHITECTURAL

E-mail: AC@sivhoa.org

Glen Seela Chair & Board Rep
Lyle Grueneich, Nanci Koester

Ivonne Maldonado, Secretary

AUDITOR

Judy Barkley

FINANCIAL ADVISORY

Jene Hong, Chair
Randy Aronson
Larry Engel
Mark Marange
Gary Powers
Joyce Bulau, President
Marianne Bishop, Treasurer

MAINTENANCE

Landscape Sub-committee:

E-mail: landscape@sivhoa.org

Joyce Bulau, Chair and Board Rep
Jeff DeVaney

Barry Bishop, Special Projects

Eileen MacLaren, Buffelgrass

Road Sub-committee:

E-mail: roads@sivhoa.org

Pat Imgrund, Chair

Randy Aronson

Larry Engel

John Haymond

SIVPS POSTAL SERVICE, CONTINUED

AREA CAPTAIN

SIVPS POSTAL SERVICE	
AREA	CAPTAIN
1	Rick & Pam Irvin
2	Ivonne Maldonado
3	Joyce Bulau
4	Kay Seela
5	Jean Rawlings

6/7	Fred Newton
8	Joyce Bulau
6	Jean Rawlings
10	Shelli Knopik
11	Marianne Bishop
12	Lorri Ague
13	Ron & Rose Marie Lemke
14	Shelli Knopik
15	Ted Haller
16	Shelli Knopik
17	Ivonne Maldonado