

San Ignacio Vistas, Inc.
Homeowners Association Minutes
Board Meeting - February 13, 2024

Meeting held at: Canoa Ranch Recreation Center, Amado Room

A quorum of the Board attended: Marianne Bishop, Joyce Bulau, Jeff DeVaney, Ivonne Maldonado, Kam Morganti, Road Committee Chair Pat Imgrund, and Amy Cordova from RSS.

The meeting was called to order at 1:00 PM

Committee Reports:

Audit: Marianne Bishop presented the report for Diana Sheets, Chair of Audit Committee. She reported that the committee has reviewed all the financials for the year and that they looked good.

Maintenance: The electrical fixtures and painting for the monuments have already been approved.

Landscape: Felix Landscaping is doing a great job cutting back all of the weeds and cleaning behind the homes. Some homeowners have voiced concerns about the water on the roads. It is rainwater from underground aquifers. It drains down from the hillside.

Road: Pat Imgrund said that Tucson Asphalt will be here on March 5th to seal the roads. They are going to repair the surface and crack seal. As we get closer to the date, Pat will contact them to find out a more exact date. They will begin on the North end of Harvest Moon. They indicated they will be working all four days. We will send out a notice by email and post something on the mailboxes prior to the work being done.

Pat said they are researching seal planning. He has contacted several companies, and they recommend the roads be seal coated. The basic seal coat comes from Tucson Asphalt at about \$62k which includes restriping the road. The Polymer Master seal that was recommended is \$68k, with only a \$6k difference but it can last 1-2 years longer than the basic seal. The HA5 product is a premier product which can last 7-9 years but it is a lot more expensive, almost double the price. (see attachment A)

Tucson Asphalt has an opening this April of 2024 to do the work. After discussion, the Board agreed to continue to work with Tucson Asphalt for the seal work instead of selecting another company. They also agreed to use the Polymer sealer.

A motion was MADE, SECONDED, and UNANIMOUSLY PASSED to hire Tucson Asphalt to seal the roads and to have them done this year.
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Architecture: Amy Cordova reported for Chair, Glen Seela that there have been 5 applications since the meeting in January. There were three soldier wall applications, one paint, and a slump wall extension application.

Officer's Reports:

Treasurer: Marianne Bishop, Treasurer, presented the Expense and Budget Report as of January 31, 2024. (see attachment B)

A motion was **MADE, SECONDED, and UNANIMOUSLY PASSED** to approve the Budget.

There are 14 people who have not paid their dues yet. We will be calling the remaining people to remind them this week.

Marianne updated the RRP Report to reflect the current totals and brought it up to date. The interest is predicted to be 4% for this year, which will help put more money into the reserves. There is predicted to be an increase in the homeowner's dues next year, but with the increase in interest rates that may offset the increase.

Secretary: The date was set for the notice of meeting to owners.

A MOTION was MADE, SECONDED, and UNANIMOUSLY APPROVED to move the set record date to determine homeowners entitled to "Notice" to January 31st.

Amy Cordova, Secretary, reviewed the PowerPoint presentation that will be presented at the annual board meeting in March.

Continuing Business, none to report

New Business, none to report

Adjournment

Next Board Meeting: 3/12/2024 - Annual Board Meeting

Place: Canoa Hills GVR-Saguaro Rm.

Time: 8:30 am, Registration and Breakfast at 8:00 am.

Respectfully Submitted,
Amy Cordova, Assistant, Reliable Secretary Services

SIV ROAD SUB-COMMITTEE MEETINGS AND CONVERSATIONS WITH VARIOUS ASPHALT PROFESSIONALS IN DECEMBER 2023 AND JANUARY AND FEBRUARY 2024

Jeff DeVaney, Randy Aronson and Pat Imgrund, chair, met onsite in SIV with Kevin Siegfried of Tucson Asphalt, Gabe Tijerina of SealMaster, Blas Verdugo of Tucson Asphalt, and Mike Polletta of Holbrook Asphalt on different days. Pat has also had phone conversations and email exchanges with Kevin, Gabe and Mike. These contacts took place to discuss the crack seal and other warranty work by Tucson Asphalt which is to commence March 5th and an unscheduled sealcoat. This is a brief summation of those meetings and conversations.

Blas assured us that most of the road cracks would be sealed. Deery 220 would be the sealant and the cracks would be top-banded using a squeegee. We will be watching the process to ensure the sealing meets our expectations.

While exploring the possible sealcoat products and companies we have been given various opinions, but one thing that was consistent with all four of these professionals is that SIV roads would be best served if the sealcoat was done in 2024 instead of 2025. In a phone conversation that Pat had with Jacob Boley, Pima County DOT Pavement Preservation Manager, Jacob said the same thing (he also stated all things related to asphalt have approximately doubled in price the the last 5 years). They all believe that SIV roads are losing vital oils and suffering from oxidation, which will shorten the lifespan of the overlay. Currently the asphalt industry is recommending the sealing of new asphalt within the first year of being laid. Tucson Asphalt had previously recommended to us that 4 to 5 year after the overlay the roads should be sealcoated for the first time.

Historically SIV roads have been sealcoated with Masterseal, which is the least expensive product the SealMaster offers and has the shortest service life (3 to 5 years). Gabe recommended we use Polymer Modified Masterseal (PMM), which would cost about 20% more and last longer (4 to 6 years).

We have received from Kevin two proposals, Masterseal at \$62,460.20 and PMM at \$68,323.85.

In our meeting with Mike, he recommended HA5 as the best product for SIV roads. It is a premier product which he said would have a service life of 7 to 10 years. He will be giving us a cost estimate before the February board meeting and will followup with a more detailed proposal and supporting documentation before the SIV annual meeting.

Pat had a conversation with William Braden of the SIV II road committee about their experience with HA5, which was installed on their roads in 2016 and was chip sealed over in July 2023. William felt it was the wrong product to use on their roads and performed poorly. It was 7 years old when their roads were chip sealed.

In a followup phone conversation with Gabe, Pat asked about SealMaster Liquid Road, which is their premier product. He felt that SIV would get the most bang for the buck with PMM. He did say that Tucson Asphalt does have the equipment to apply Liquid Road. Pat will followup with Kevin about the cost of applying Liquid Road.

SAN IGNACIO VISTAS, INC

	BUDGET	<u>OPERATING</u>	<u>RESERVE</u>
INCOME			
400 · Assessments		99,180	
410 · Transfer and Document Fees		4,000	
420 · Operating Fund Interest		2,600	
Total Operating Revenue		<u>105,780</u>	
Reserve Fund			
4000 · Reserve Assessment			38,750
4200 · Reserve Fund Interest			8,000
Total Reserve Fund			<u>46,750</u>
EXPENSE			
Administrative			
Bishop		7,200	
Cordova		15,600	
Total 510 · Contract Service		<u>22,800</u>	
511 · Board		400	
512 · Legal		3,000	
513.1 · Computer and Internet		3,000	
513.2 · Telephone		1,800	
513.3 · Office Supplies		360	
513.4 · Printing/Reproduction		600	
513.5 · Postage/Delivery		300	
513.6 · Record Storage		708	
Total 513 · Communications		<u>6,768</u>	
Total Administrative		<u>32,968</u>	
Maintenance			
500 · Yearly Contract		35,600	
501 · Invasive Grass		17,000	
502 · Tree Trimming		7,000	
503 · Utilities		140	
505 · Other Maintenance		8,000	
506 - Erosion Mitigation		0	
507 · Plant Replace		3,000	
Total Maintenance		<u>70,740</u>	
Other Operating			
521 · Insurance		4,200	
522 · Membership Fee - GVC		3,192	
Total 523 · Taxes and Contingency		2,000	
524 · Member Socials		400	
Total Other		<u>9,792</u>	
Total Operating:		<u>113,500</u>	
Reserve Fund			
5000 - Street Repairs			80,000
5003 · Retaining Walls and Monuments			10,000
NET INCOME		<u>(7,720)</u>	<u>(43,250)</u>