SAN IGNACIO VISTAS

ANNUAL MEETING

MARCH 8, 2018

POWER POINT PRESENTATION

2017 BOARD OF DIRECTORS

WITH TERMS

ANN STRIKER
Exp. 2018

PAULA LEESON
Exp. 2018

JIM CALLAHAN
Exp. 2019

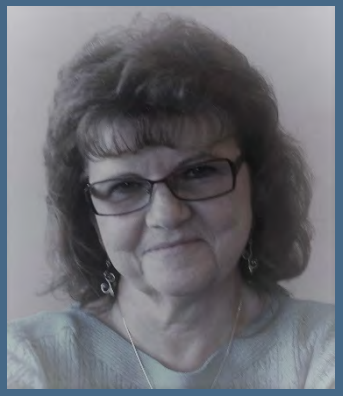
MARIANNE BISHOP
Exp. 2019

SHELLI KNOPIK
Exp. 2018

2017 CHANGES

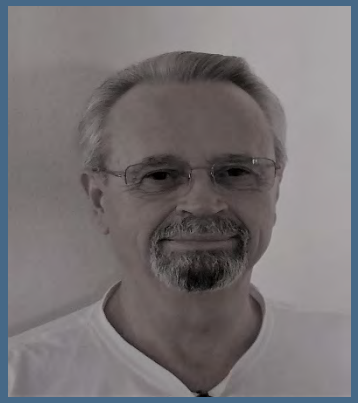
ANN STRIKER-PRES
2012 – 2017
RETIRED

PAULA LEESON
1st V P – RETIRED
2014-2017



REPLACED BY:
EILEEN RIDENOUR

JIM CALLAHAN
Chair–AC – MOVED
2010 - 2017



REPLACED BY:
GLENN SEELA

ELECTION

Article 3 Section 11:

No Balloting or Vote in Uncontested Elections states, in part:

"… if 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 we are electing Eileen Ridenour and Pat Kelly to the Board to serve a two-year term, expiring at the 2020 Annual Meeting or until a successor has been duly qualified and elected.

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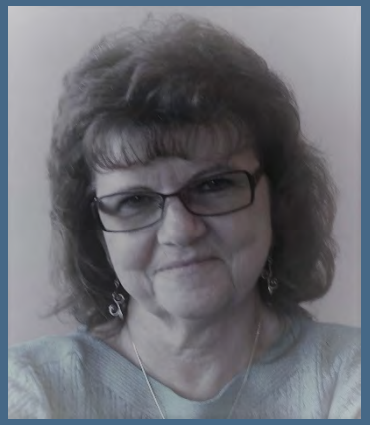
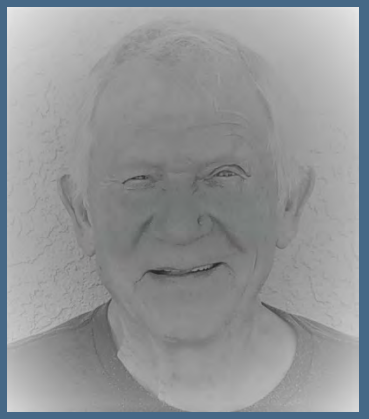
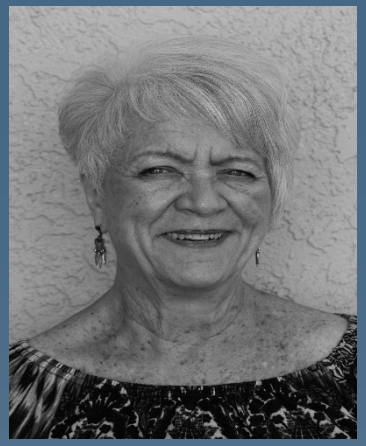
2018 BOARD OF DIRECTORS



EILEEN RIDENOUR



PAT KELLY



MARIANNE BISHOP

GLENN SEELA

SHELLI KNOPIK

AUDIT

Judy Barkley, Chair

Fred Newton

AUDIT LETTER AND COMMENTS ARE INCLUDED IN THE ANNUAL MEETING MINUTES

TREASURER

Marianne Bishop

TEXT AND REPORTS ARE INCLUDED
WITH THE MINUTES OF THE ANNUAL MEETING

Financial Advisory Committee

Gary Powers, Chair

Terry Arnholt

Pat Imgrund

Jack Powers

Ann Striker

Ad hoc Members:

Marianne Bishop, Treasurer

Eileen Ridenour, Board President

Prior to the Board setting the Annual Assessment

1. Treasurer provides a draft Operating Budget including expenditures for Reserve Projects.

2. FAC evaluates the “Long-Term Funding” of the Replacement Reserve Plan (RRP).

3. The FAC recommends to the Board an amount needed for the Annual Assessment comprised of the amount for the Operating Fund and amount to be transferred to the Reserve Fund.

SAN IGNACIO VISTAS INC. REPLACEMENT RESERVE PLAN - ADOPTED BY SIV BOARD 2-12-18 FUNDING PLAN 2016

		Contributions						Expenditures		CALCULATION OF DUES			
Year		Opening Balance	RETURN RATE	ROI	Reserve Contribution	CONTRIBUTION INCREASE @	Total	Reserve Projects	Ending Balance	Operating Budget	$'s by LOT Operating	$'s by LOT Reserve	ANNUAL DUES
2	2016	431,650	2.5%	10,744	51,750	MANUAL	62,494	30,274	463,870	69,070	302.94	226.97	525
3	2017	464,118	2.5%	13,726	50,160	MANUAL	63,886	22,591	505,413	70,860	310.00	220.00	530
4	2018	505,413	3%	15,500	40,000	MANUAL	55,500	24,500	536,413	84,000	368.42	175.44	530
5	2019	536,413	3%	16,092	39,900	MANUAL	55,992	36,530	555,875	84,000	365.00	175.00	540
6	2020	555,875	3%	16,676	40,299	= 1%	56,975	425,209	187,642	85,680	375.79	176.75	553
7	2021	187,642	3%	5,629	40,702	= 1%	46,331	0	233,973	87,394	383.31	178.52	562
8	2022	233,973	3%	7,019	41,109	= 1%	48,128	10,875	271,226	89,141	390.97	180.30	571
9	2023	271,226	3%	8,137	41,520	= 1%	49,657	0	320,883	90,924	398.79	182.11	581
10	2024	320,883	3%	9,626	41,935	= 1%	51,562	1,268	371,177	92,743	406.77	183.93	591
11	2025	371,177	3%	11,135	42,355	= 1%	53,490	75,660	349,007	94,598	414.90	185.77	601
12	2026	349,007	3%	10,470	42,778	= 1%	53,248	0	402,255	96,490	423.20	187.62	611
13	2027	402,255	3%	12,068	43,206	= 1%	55,274	31,084	426,445	98,419	431.66	189.50	621
14	2028	426,445	3%	12,793	43,638	= 1%	56,431	8,677	474,199	100,388	440.30	191.39	632
15	2029	474,199	3%	14,226	44,074	= 1%	58,300	0	532,500	102,396	449.10	193.31	642
16	2030	532,500	3%	15,975	44,515	= 1%	60,490	70,176	522,814	104,443	458.09	195.24	653
17	2031	522,814	3%	15,684	44,960	= 1%	60,645	8,917	574,542	106,532	467.25	197.19	664
18	2032	574,542	3%	17,236	45,410	= 1%	62,646	8,961	628,227	108,663	476.59	199.17	676
19	2033	628,227	3%	18,847	45,864	= 1%	64,711	1,819	691,119	110,836	486.12	201.16	687
20	2034	691,119	3%	20,734	46,323	= 1%	67,056	7,917	750,258	113,053	495.85	203.17	699
21	2035	750,258	3%	22,508	46,786	= 1%	69,294	698,881	120,671	115,314	505.76	205.20	711
22	2036	120,671	3%	3,620	47,254	= 1%	50,874	0	171,545	117,620	515.88	207.25	723
23	2037	171,545	3%	5,146	47,726	= 1%	52,873	10,042	214,375	119,973	526.20	209.33	736
24	2038	214,375	3%	6,431	48,204	= 1%	54,635	1,674	267,336	122,372	536.72	211.42	748
25	2039	267,336	3%	8,020	48,686	= 1%	56,706	10,293	313,748	124,820	547.45	213.53	761
26	2040	313,748	3%	9,412	49,172	= 1%	58,585	102,263	270,070	127,316	558.40	215.67	774
27	2041	270,070	3%	8,102	49,664	= 1%	57,766	0	327,836	129,862	569.57	217.83	787
28	2042	327,836	3%	9,835	50,161	= 1%	59,996	58,141	329,691	132,460	580.96	220.00	801
29	2043	329,691	3%	9,891	50,662	= 1%	60,553	11,678	378,566	135,109	592.58	222.20	815
30	2044	378,566	3%	11,357	51,169	= 1%	62,526	0	441,092	137,811	604.43	224.43	829
31	2045	441,092	3%	13,233	51,681	= 1%	64,913	108,403	397,602	140,567	616.52	226.67	843
32	2046	397,602	3%	11,928	52,198	= 1%	64,126	21,865	439,863	143,378	628.85	228.94	858
33	2047	439,863	3%	13,196	52,720	= 1%	65,915	0	505,778	146,246	641.43	231.23	873
34	2048	505,778	3%	15,173	53,247	= 1%	68,420	2,040	572,158	149,171	654.26	233.54	888
35	2049	572,158	3%	17,165	53,779	= 1%	70,944	10,655	632,447	152,154	667.34	235.87	903
36	2050	632,447	3%	18,973	54,317	= 1%	73,290	1,081,110	(375,372)	155,197	680.69	238.23	919

ACTUALS

ESTIMATE

planned:
GREEN
ASPHALT

Note 1: In 2016 & 2017 we manually set the contribution to Reserve Fund, thereafter calculated at 1% increast

Note 2: Operating Budget from 2018 on is calculated at a 2% increase. It could go much higher if and when we need to engage Professional Management to replace Reliable Secretary Services

Note 3: Reserve project expenses are taken from Maintenance Plan Part 1 and 2 (see Part 2 for total).

Revised by M. BISHOP - 2-1-18

MAINTENANCE

- Road Subcommittee
- Landscape Subcommittee

➢ Road Subcommittee

- ✓ Initiate bids / oversee contracts
- ✓ Review and recommend Road repairs and sealing.
- ✓ Review condition of curbs, sidewalks and reflectors.
- ✓ Hand's on Projects…

➢ Landscape Subcommittee

Initiate bids / oversee contracts

Maintain the **Long Range Landscape Plan** that covers common area landscape, erosion mitigation and drainage, tree program, spraying Bufflegrass & weeds, railings, street sweeping, monument maintenance (lighting/ painting).

2017 Road Sub-Committee

Pat Imgrund, Chair

Contact :320-253-6092

Duane Felstet

Gary Powers

Don White

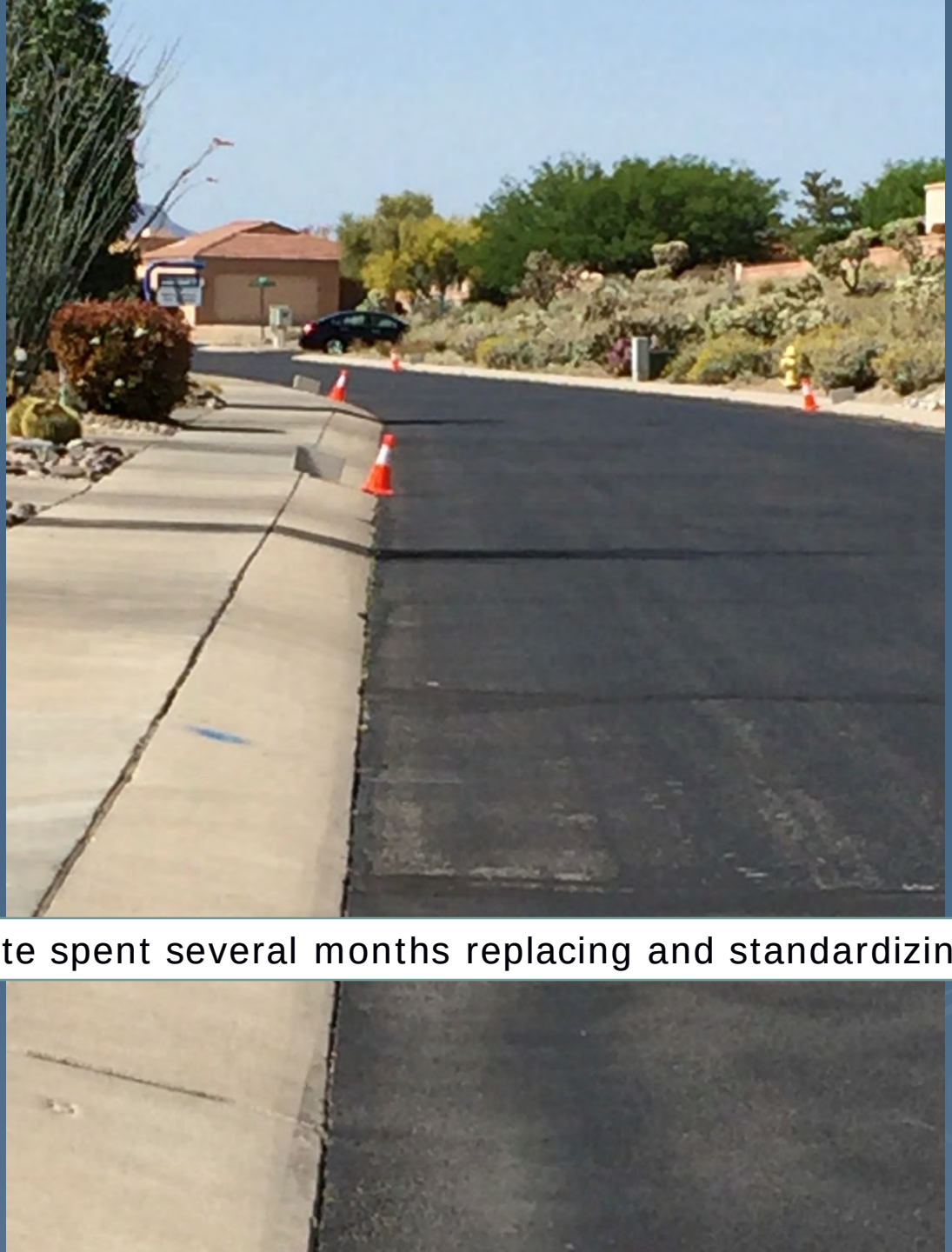
PLEASE DON'T park on the sidewalk ...
it is not built to bear the weight of a van/truck/car
Instead, CURBS CAN absorb this weight

A “REAL”

HAND’S –ON

PROJECT

To provide a reflector system on the entire 2.66 miles of SIV roads using a consistent approach to the location, alignment and installation in order to improve nighttime safety and facilitate future reflector maintenance.



Don White spent several months replacing and standardizing our Reflectors

The project was completed in October 2017 with the installation of 170 clear and 99 amber reflectors.

Don went the “extra mile” when he was done with the project and created a 12-page reference guide

THANK YOU DON FOR ALL YOU DO FOR OUR HOA!

Wish you were here to personally accept our gratitude!

2017

San Ignacio Vistas Road Reflector Project

Reference Guide

This document is intended to provide a description of the Road Reflector project finished in October of 2017 and also to provide a reference for use in the future maintenance of the installation.

Don White
SIV Road Sub Committee
10/25/2017

COMING SOON

CRACK SEAL PROJECT

MARCH 13 & 14, 2018

FUTURE PROJECTS

2019 – ROAD REPAIRS ?

JUNE, 2020 – ROAD OVERLAY

Landscape Sub-Committee

CHAIR: Joyce Bulau

Barry Bishop (special projects)

Eileen MacLaren (bufflegrass)

John Haymond (special project)

Terry Sullivan (seasonal)

Felix Landscaping

Annual Maintenance Contract
2018 – 2021

$40,000 / Yr

REMOVE ‘COW’S TONGUE CACTUS”

PLANT INDIAN FIG CACTUS

COMPLETED LANDSCAPE OVERHALL OF VIEW RIDGE DRIVE

EROSION WORK

REGRADED ALL OF
THE
DRAINAGE
CHANNELS
ON GLORIA VISTA DR

BEFORE

AFTER

LANDSCAPED NORTH ENDS MEADOWRIDGE & GLORIA VISTA

EAST CORNER MEADOW RIDGE

WEST CORNER GLORIA VISTA DR

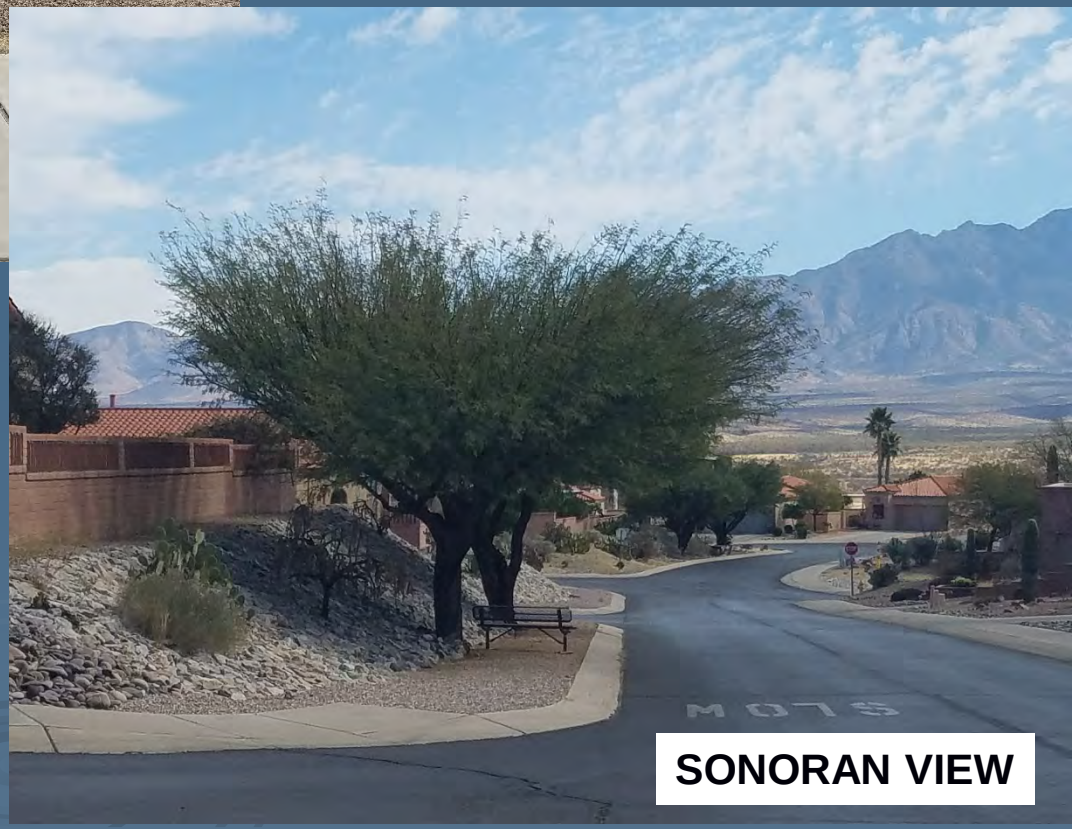
EAST CORNER GLORIA VISTA DR

JOHN HAYMOND’S EFFORTS

ADDED TWO MORE BENCHES

FIRST BENCH: MEADOWRIDGE NORTH END

VIEW RIDGE



SONORAN VIEW

PAINTED WALLS OF 5 PARKING AREAS, (2- HARVEST MOON AND 3-VIEW RIDGE). CLEARED VEGETATION AND INSTALLED GRAVEL SURROUNDING THESE 5 LOCATIONS AND ALL OTHER OVERFLOW PARKING AREAS IN SIV

MONUMENTAL TASKS

SAN IGNACIO
VISTAS

San Ignacio Vistas

ARCHITECTURAL COMMITTEE

GLEN SEELA
BOARD REP

2018 ARCHITECTURAL COMMITTEE

- **Glenn Seela , Chair**
- **Barry Bishop**
- **Marianne Bishop, Committee Secretary**

Linda Nealy, Color Consultant
Jerry Bodmer, Special Project Consultant

IS YOUR PAINT SEVERELY FADED?

NOT PAINTED IN OVER 12 YRS?

2017 APPLICATIONS PROCESSED

DRIVEW AY PAVERS	2
FLAG POLE	1
GATE	2
GUTTERS	1
PAINT	18
RAMADAS	2
SECURITY DOORS	2
SOLDIER WALL	1
WATER M ETER COVER	1
WINDOWS	1
	31

HEAD'S UP & REMINDERS

TILE ROOFS DON'T LAST FOREVER!!!

TAR PAPER DETERIORATES

- ✓ 40 year tile roofs - Actual life span is closer to 20 years
- ✓ Does NOT need architectural approval
- ✓ Don't have solar installed until you have your roof inspected.

NO **BRIGHT WHITE** ON DUCTWORK OR THE PARAPET WALL

REFER TO SEC. 4.2 OWNERS HANDBOOK FOR AIR-CONDITIONERS,
OR SECTION 4.32 B 5) RE FLAT ROOFS.

LOT MAINTENANCE

(SECTION 4.29 E-F – OWNERS HANDBOOK)

NO BIRD FEEDERS ON OR OVER WALLS

SEEDS GERMINATE IN THE COMMON AREA, CAUSING MORE WEEDS

COST TO REPAIR A DAMAGED WALL
IS THE RESPONSIBILITY OF
THE OWNER THAT CAUSED THE DAMAGE.

POTENTIAL FLYING MISSILES

PLEASE HAVE PALM TREES TRIMMED BEFORE YOU LEAVE
IF YOU ARE A SEASONAL RESIDENT

SECRETARY

Marianne Bishop

2017 NEIGHBORHOOD SIVPS

SAN IGNACIO VISTAS POSTAL SERVICE

AREA 1	Jim Steffen
AREA 2 / 3	Joyce Bulau
AREA 4	Frank Surpless
AREA 5	Jean Rawlings
AREA 6 / 7	Fred Newton
AREA 8	Sylvia Kelly
AREA 9	Paula Leeson
AREA 10	Shelli Knopik
AREA 11	Marianne Bishop
AREA 12	??? – NEED VOLUNTEER
AREA 13	Ron & Rose Marie Lemke
AREA 14	Ray Stone
AREA 15	Gary Powers
AREA 16	Dana Ziolczyk
AREA 17A	Kay Koso
AREA 17B	Loretta Arnholt

17 HOUSES ON THE NORTH END OF HARVEST MOON

HAND DELIVER:

- ✓ YEARLY DUES INVOICE - DEC
- ✓ PHONE DIRECTORY
- ✓ UPDATES OF OFFICIAL DOCUMENTS
- ✓ BALLOTS

DELIVER BY EMAIL

- ✓ ANNUAL MEETING MINUTES
- ✓ NEWSLETTERS

Neighborhood Watch

BE PRO ACTIVE

SEE SOMETHING
SAY SOMETHING

CALL 9-1-1 TO REPORT
SOMETHING SUSPICIOUS

WE CAN ALL DO OUR PART TO KEEP OUR COMMUNITY SAFE

Let a neighbor know when you are going to be away so they can remove these from driveway, gates /doors…

EMAIL OR TEXT the Secretary with the address if you notice a garage with A BURNED OUT BULB

as these are our ONLY street lights

If the container is not placed properly and the automated truck dumps the container, the lid will be broken off and dumped into the truck.

Recycle is automated,

Container Wheels need to be Close to the house not the curb.

Report on Real Estate Transactions is Included with the Annual Meeting Minutes for March 8, 2018

VISIT OUR WEBSITE

WWW.SIVHOA.ORG

WEATHER 85622

San Ignacio Vistas, Inc.

HOMEOWNERS ASSOCIATION

Read more: A great place to live...

Events are listed bottom (right) of this page.
Click on the event to get more information.

About SIV

Who makes up the Board and Committees? How to get in touch? A form to send us your comment or inquiry...

Documents & Forms

You will find all governing documents, architecture forms, and other informationuseful to Owners or Tenants.

Meetings & Minutes

Meeting Schedule, Agenda and Past Board Meeting Minutes

Newsletters & Useful Links

Archive of newsletters.
A comprehensive list of local service organizations as well as county and state agencies.

Financial/Insurance/Studies

We take Fiscal Responsibility seriously and tell you where and why we spend money and how we are planning for future needs.

Upcoming Events

Apr 7, 2018 POTLUCK CANOA HILLS SAGUARO ROOM 5 pm

Each Home includes membership in

GREEN VALLEY RECREATION

More About GREEN VALLEY

VISIT THESE SITES: Green Valley Council
RETIRE ARIZONA

Report problems to: THE WEBMASTER

A TRIBUTE TO OUR VOLUNTEERS

YOU ARE APPRECIATED

We cannot function without VOLUNTEERS