

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

MINUTES APPROVED AT THE TUES. FEB. 10 BOARD MEETING

Board Present: Joyce Bulau, Laurie Bundy, Jeff DeVaney, Larry Johnson, Ivonne Maldonado, Glen Seela **Absent:** Marianne Bishop

Homeowners: Cathy & Dick Anderson, Mary Jo & George Bichler, Marcia & Duane Bomba, Lesli Choat, Linda Gregory, Mike Hancock, Robert Harrington, John Haymond, Bonnie, Jane Tobin, Lisa & Les Warner, Judy Zabicki

The meeting was called to order at 2:00pm.

1. COMMITTEE REPORTS:

A. LANDSCAPE – Joyce Bulau, Chair

Joyce voiced that the 2026 Weed Contract between Félix Landscape and SIV has been signed. Marianne could not attend the meeting but had stated that the 2025 General Maintenance Contract would carry into the 2026 year. Javalina's have been moving rocks around the North corner of Prairie Hills; the Landscape Committee is working on a solution to resolve this issue. Discussion took place on additional plantings on the hillsides for beautification; however, because we have no irrigation on the hillsides, keeping plants other than cacti is difficult.

1. Barry Bishop and Jeff DeVaney have resigned from the Landscape Committee. Richard Anderson, John Haymond, and Ron Lemke have expressed interest in serving on this committee.

2. A timeline with details of the dead trees on Sonoran View Dr was sent out with the due's invoices. Consensus from homeowners who submitted their thoughts was to leave the trees standing and not spend HOA funds to replace the trees. **Attachment A**

3. Language on The Common Area Tree Policy updates were submitted to the Board for review and approval. Recommendations: *Area A* – replace the word 'May' with 'Will' and also add the verbiage 'of natural causes' after they word 'die.' It was also recommended that the third bullet under *Area A* be removed. *Area B* – add the verbiage ' of natural causes after the word 'die.' *Area C* - remove the seconded bulleted language and the verbiage under 'General Notes.' **Attachment B**

A **MOTION** was made by Jeff and seconded by Ivonne to approve the changes to The Common Area Tree Policy. The **MOTION** was unanimously **APPROVED**.

A. ARCHITECTURAL – Glen Seela, Chair

1. No applications have been submitted over the past month.

C. ROADS – Larry Johnson, Chair

1. Lighting up the lower monument is still being discussed. Larry voiced that attaching clear 4"x4" reflectors across the white part of the monument will not only be subtle but may also help light up the sign when driving on Calle Tres. Larry will attach the reflectors this week.

D. SOCIAL – Jeff DeVaney, Board Rep

The Social Committee met and scheduled events for each of the next few months.

1. Holiday Dinner at Post 66 was a success with about 59 people attending.
2. The HOA Neighborhood Garage Sale is scheduled for Saturday, March 14 from 7am-noon.
3. Saturday, Jan. 28 will be our first 2026 Game Night ... details to come. Sloppy Joe Night has been scheduled for the evening of Feb. 17, and April 13 will be the Annual Potluck on the Patio at Canoa Ranch. Flyers with details will be emailed to homeowners a few weeks before the event.

2. OFFICER'S REPORTS:

A. SECRETARY - Terri Brown, TGSS

1. Nineteen (19) homes sold in the year 2025 with an average sale price of \$383,861.
2. With the election coming up for the Board of Directors it is important to know that new homes sales that are not closed by Jan. 31, 2026 do not have voting rights this year at the HOA Annual Board Meeting.
3. Board Meetings and the Annual Meeting dates and locations have been secured for Jan – April 2026. Those dates have been added to the SIV Website.
4. Updated SIV Handbooks will be available in March which will include current ByLaws, CC&R's, Attachments/Forms and a Neighborhood Directory.

B. TREASURER – Terri Brown, Treasurer

1. The Year-to-Date Actuals vs Budget was presented to the Board. SIV

ended the year with a deficit of \$8,278; Marianne later explained this was partially due to \$5,656 in work completed by Felix Landscape in Dec. 2024 but paid in January 2025; that was not expected or accounted for in the 2025 budget. **Attachment C**

2. Our 2026 Dues are coming in at a great pace with just over half received to date.

3. George Bichler shared that a portion of the yearly dues get deposited into Vanguard where it is invested in stocks, bonds or a money market account that is for future primary capital expenditures such as roads. An outside consulting group helps to determine what to anticipate over the next 30 years and how to be prepared for those costs. The amount of \$42,200 was determined to be the amount in 2026 to invest. The Financial Advisory Committee will meet mid-February to discuss how best to allocate these funds within our Vanguard accounts. Currently there is about \$286,000 in Vanguard investments.

A **MOTION** was made by Joyce and seconded by Larry to invest \$42,200 of our 2026 Dues as the Reserve Contribution into the Vanguard Money Market Account. The **MOTION** was unanimously **APPROVED**.

Currently, SIV is self-managed. However, outside Investment Managers are being investigated to see what their fees are; those proposals will be submitted to the Board for discussion in the future. Most of our current reserve funds are invested in fixed income and bonds.

The Internal Review Committee has viewed the 2025 Financials and will submit their recommendations to the Board during the Post Agenda Meeting on March 9 after the new Board has been determined.

C. PRESIDENT – Joyce Bulau, President

1. Marianne has turned the Treasurer position completely over to Terri; training went well and Terri is confident in her abilities to move forward.

2. Currently we have five members of the Board whose terms end at the Annual Meeting in March. Jeff and Marianne have chosen not to run for another term. Richard Anderson, Linda Gregory, John Haymond and Judy Zabicki have submitted their self-nomination applications to run for a position. Ballots with applications will be hand delivered or mailed by Jan. 28 and need to be returned no later than Feb. 28. Ballots will be counted on March 2 by two of our homeowners at the 1657 W Sonoran View Dr residence at 1pm. Results will be announced at the Annual Meeting on March 9.

3. The Nov. 11, 2025 Minutes were submitted to the Board for approval.

A **MOTION** was made by Ivonne and seconded by Larry to accept the Nov. 11 Board Meeting Minutes as written. The **MOTION** was unanimously **APPROVED**.

3. NEW BUSINESS

Terri supplied Board Members with the Proposed 2026 Budget for approval.
Attachment D

A **MOTION** was made by Ivonne and seconded by Glen that the 2026 Budget be accepted and approved. The **MOTION** was unanimously **APPROVED**.

4. EXECUTIVE SESSION

None Needed

5. ADJOURNMENT

Meeting adjourned at 3:08pm

Respectfully Submitted,
Terri Brown, Management Agent
TGSS

Next Meeting: Tuesday, Feb. 10, 2026 @ 2pm
Canoa Ranch – Amado Rm

Regarding the Mesquite trees on Sonoran View.

I see no need to invest a lot of money into these trees. They will either live or die on their own and I don't see any intervention changing that fact.

I was told a year ago that one of those trees dropped a lot of leaves, etc. on a neighbor's house causing thousands of dollars of damage from water backing up in their eaves. Now a neighbor wants them there. Two different opposing opinions.

I approached President Bulau several years ago because a Mesquite tree near me was getting overgrown, and in my opinion needed trimming. I was told by Joyce that the HOA was no longer trimming Mesquite trees because it was too expensive. She stated when they get over grown they would simply be removed. I don't know if that was Joyce's opinion or that of the HOA.

If the trees were intentionally damaged by an individual, it was likely because they were blocking the homeowners view and figured the HOA would not correct the issue. If it was done once it will likely happen again. **Do not invest in replacing the trees.** If they are replaced, they should be a native tree with limited growth so this does not have to be revisited any time soon.

In my opinion a height is determined by the HOA and when the trees get to that height/width/poor health they are removed.

It appears to me that the majority of shade created by the Mesquite trees where they exist does not reach the homes. The trees are just ornamental.

Re: Dead Trees

I do not think we should replace the two dead trees until they become a hazard.

I do not think we should replace the trees due to the expense + future sabotage.

I have sympathy for the owner next to the dead trees, is it possible to purchase smaller trees that won't block the homeowner that poisoned the trees? Lot 215

NW Area: 6

Regarding the two dead trees: we would leave the old trees as long as they do not present a hazard to road traffic.

Planting new trees may end in the same situation.

Lot 206

HOA SHOULD NOT SHOULD THE EXPENSE TO REPLACE THESE TREES.

REMOVAL SHOULD BE PERFORMED BEFORE THEY BECOME HAZARDOUS AT THE LATEST.

Jim McLean



Terri Brown <sivhoa.info@gmail.com>

Dead trees

1 message

AJ Michaels <4221west@gmail.com>
To: "SAN IGNACIO VISTAS, INC." <sivhoa.info@gmail.com>

Tue, Jan 13, 2026 at 11:30 AM

SIV subdivision was designed specifically for view lots & people paid more initially for these view lots...
The internet information states..desirable lots sell for 25-30% more than regular lots
I personally sold and built homes for 42 years, this is also my experience.
One of our neighboring subdivisions have allowed trees to block the views. This neighborhoods' values have significantly suffered because of the TALL trees.
I would NOT have purchased my home in SIV there were trees blocking the view. I also paid more for this view..
I vote to stub the trees off to the base, no more trees.
AJ



Terri Brown <sivhoa.info@gmail.com>

Trees

1 message

Nancy Reid <nanofgv@yahoo.com>
To: Vistas San Ignacio <sivhoa.info@gmail.com>

Wed, Jan 7, 2026 at 1:

Terri, I saw the 2 dead trees and wonder if they were killed to open up a view of the mountains for a home owner. Are they in the common area or on the homeowners property? Probably a criminal offense but no way to solve it. I would be in favor of the hoa removing the trees. Thanks for listening. Nancy Reid

Sent from my iPad

Lot 138

My opinion on this tree situation on Sonoran View is that We, the homeowners, should NOT incur the costs associated with this issue. We currently are spending over \$18,000 annually for only cutting the Buffel grass, not killing or reducing it with sheep like what U of A is doing in a pilot program. This is not as expensive and has better long term effects.

We spend another \$60-80 K on maintenance of this HOA. This is an extremely high price and should be looked at reducing.

Keep the trees and do minimal trimming and fertilizing

If the neighbor wants new trees, the as with many of their fellow homeowners have done with tree removal, make them responsible for the cost.

Respectfully,

Diana Sheets

About 10 or 12 years ago, many trees in the HOA common areas were removed at HOA expense. The reason offered at the time was that it was getting too expensive to trim the trees so that "the views" would remain unblocked. The trees on Sonoran View were left to grow for reasons I never heard. Many homeowners were not in favor of the tree removal activities.

Back then, the desires of homeowners was not accommodated and yet now the HOA is considering a significant expense to do the opposite of what was done then. If the trees are truly dead - remove them and don't replant.

San Ignacio Vistas Common Area Tree Policy

Adopted by the Board
1/13/2026



AREA A

- May be thinned and trimmed to maintain tree health.
- May be removed if they die of natural causes or are damaging HOA or adjacent lot owner's property.

AREA B

- Will be thinned and trimmed to maintain tree health.
- Will not be removed unless they die of natural causes.

AREA C

- Will not be trimmed for view.

Attachment B

1/5/2026

SAN IGNACIO VISTAS, INC.
BALANCE SHEET
As of December 31, 2025

Cash
 Basis

CURRENT ASSETS

		OPERATING	RESERVE	TOTALS	
SOUTHWEST HERITAGE BANK		8,230	\$ 2,494		
VMRXX VANGUARD CASH RSERVES		48,324			
VMFXX VANGUARD FEDERAL MM			28,114		
INVESTMENTS:		INITIAL INVESTMENT	BOOK VALUE		CURRENT GAIN/LOSS
VFIAX 500 INDEX ADMIRAL	60,777		75,902		\$ 15,125
US TREASURY NOTE (Matures 2-15-35)	82,672		83,141		469
VTHRX TARGET RETIREMENT 2030 INVESTOR	25,000		29,799		4,799
					\$ 20,393
TOTAL CURRENT ASSETS		\$ 56,554	\$ 219,450	\$ 276,004	

VANGUARD STATEMENT

VMRXX VANGUARD CASH RSERVES	\$ 48,324
VMFXX VANGUARD FEDERAL MM	28,114
VFIAX 500 INDEX ADMIRAL	75,902
US TREASURY NOTE	83,141
VTHRX TARGET RETIREMENT 2030 INVES	29,799
	<u>\$ 265,280</u>

SOUTHWEST HERITAGE STATEMENTS

OPERATING CHECKING	\$ 8,230
RESERVE CHECKING	2,494
	<u>\$ 10,724</u>

CROSS CHECK:

\$ 276,004

Total Dues Income: \$143,640
630/Lot x 228 Lots

San Ignacio Vistas, Inc.
Actual vs Budget
As of December 31, 2025

	OPERATING		RESERVE		TOTAL	
	*Actual	Budget	Actual	Budget	Actual	Budget
REVENUE:						
400 Assessments	103,640	103,640	40,000	40,000	143,640	143,640
410 - Transfer-Doc Fees	3,800	4,000				
420 - Dividend/Interest	3,141	4,000				
430 - Other Income						
4200-Dividend/Interest			8,558	6,000		
Total Revenue	110,581	111,640	48,558	46,000		
EXPENSES:						
Administrative:						
510-Contract Service	19,650	19,650				
511-Board	181	400				
512-Legal	168	2,000				
513.1 Computer/Internet	2,019	3,000				
513.2 Telephone	1,073	1,500				
513.3 Supplies	415	400				
513.4 Printing	503	600				
513.5 Postage	424	400				
513.6 Storage		708				
TOTAL ADMINISTRATIVE	24,433	28,658				
Maintenance:						
500 - Yearly Contract	48,340	52,608				
501 - Invasive Grasses	18,000	18,000				
502 - Tree Trimming	6,290	7,000				
503 - Utilities	150	150				
505 - Other Maintenance	2,896	2,000				
506 - Drainage Channels	5,000	5,000				
5001 - Curbs & Sidewalks			390	-		
TOTAL MAINTENANCE	80,676	84,758				
Other Operating:						
521 - Insurance	4,437	4,200				
522 - GVC	3,192	3,192				
523 - Tax/Contingency	5,720	1,000				
524 - Social	400	400				
TOTAL OTHER OPERATING	13,749	8,792				
TOTAL EXPENSES:	118,859	122,208				
NET REVENUE (EXPENSES)	<u>(8,278)</u>	<u>(10,568)</u>	<u>48,168</u>	<u>46,000</u>		

NOTES:

- 1) Includes \$454 for 3 year renewal for SIV website hosted by WIX
- 2) Actual includes \$5,656 for Dec 2024 maintenance paid in Jan 2025
- 3) Social committee has separate checking account tracking their activity
- 4) Item was not budgeted for 2025

Attachment D

SAN IGNACIO VISTAS, INC.
 PROPOSED 2026 BUDGET
 APPROVED JAN. 13, 2026

Dues = \$665x 228 \$151,620 increased 7,980

	<u>OPERATING</u>	<u>RESERVE</u>	<u>DIFFERENCE = +/-</u>
REVENUE:			
400 Assessments	109,420	42,200	2200
410-Transfer-Doc Fees	5,600		(14 HOUSES @400)
420-Dividend/Interest	4,000		
430-Other Income			
4200-Dividend/Interest		6,000	
TOTAL REVENUE	119,020	48,200	
EXPENSES:			
4201 - Reserve Study			
Administrative:			
510-Contract Service	18,624	2.9 % increase	-1026
511-Board	500		100
512-Legal	2,000		
513.1 Computer/Internet	2,000		-1000
513.2 Telephone	1,000		-500
513.3 Supplies	400		
513.4 Printing	600		
513.5 Postage	400		
513.6 Storage	708		
TOTAL ADMINISTRATIVE	26,232		
Maintenance:			
500 - Yearly Contract	52,608		
501 - Invasive Grasses	16,000		-2000
502 - Tree Trimming	6,000		-1000
503 - Utilities	150		
505 - Other Maintenance	3,000		1000
506 - Drainage Channels	4,000		
TOTAL MAINTENANCE	81,758		
Other Operating:			
521 - Insurance	4,800		600
522 - GVC	3,192		
523 - Tax/Contingency	2,000		
524 - Social	400		
TOTAL OTHER OPERATING	10,392		
TOTAL EXPENSES: (decreased	118,382	-	-3826
NET REVENUE (EXPENSES)	638	48,200	

Note: 2025 budget= 122,208 with projected deficit (10,568)

Prepared by: M. Bishop, Treasurer