

San Ignacio Vistas, Inc.
Homeowners Association Minutes
Board Meeting - February 14, 2023

Meeting held at: Canoa Hills Recreation Center, Mesquite Room
3660 S Camino Del Sol, GV, AZ 85622

A quorum of the Board attended: Marianne Bishop, Joyce Bulau, , Glen Seela, Kam Morganti, Jeff DeVaney, Pat Imgrund and Amy Cordova from RSS.

The meeting was called to order at 9:30 a.m.

1. Committee Reports:

A. Audit: Marianne Bishop mentioned that Judy Barkley, who does the annual Audit currently is looking for a replacement. She is busy with the White Elephant and is looking for someone to train as her replacement. There was an email sent out asking if anyone would be interested, but there hasn't been a response.

B. Maintenance:

Landscape: Joyce Bulau said that work on Desert Grove will begin this week on the open area behind the mailboxes. Wednesday the landscapers will be back to do more clean up. Plans are to work on the erosion at the drainage areas (the swells) where water runs down. Joyce's full report is Attachment A. The tree trimming & spraying for bugs is complete. There were only two trees that were lost.

Road: Pat Imgrund reported that the committee had met with the General Manager of Tucson Asphalt. Pat found a couple more cracks in the roads and is planning to mark them prior to Tucson Asphalt coming to do repairs. Tucson Asphalt will be repairing the roads early due to concern that the cracks will cause delamination.

The committee is looking for new members and trying to find people to recruit. Pat will be planning to repaint and tape the ballards once the weather warms up. The plan is to stay with the same colors, black ballards with yellow marker tape. There are approximately 33 ballards throughout the HOA.

The streets have a lot of debris and there is a concern of the rocks going into the cracks and ruining the roads. Tucson Asphalt recommends using a street sweeper.

<p>A motion was MADE, SECONDED, and UNANIMOUSLY PASSED that the committee will get a quote and find out the process from the street sweeper company that Tucson Asphalt uses.</p>

C. Architecture: Glen Seela, chair, reported that there were five requests so far this year.

2. Officer's Reports:

A. Treasurer: Marianne Bishop, Treasurer, reported that there is \$153,325 in the Commerce Checking account. Marianne suggested that the money not needed for the budget for the year be moved from the Checking account into a higher yielding Money Market account.

A MOTION was MADE, SECONDED, and UNANIMOUSLY PASSED to move \$97,000 from Commerce Checking into a Vanguard Money Market Account.

There is only one outstanding homeowners dues for the year. The resident said that the check is in the mail.

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.

B. Secretary: Marianne Bishop, Secretary, reviewed the PowerPoint presentation that will be presented at the annual board meeting in March.

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

3. Continuing Business, none to report

4. New Business, none to report

5. Adjournment at 11 am

Next Board Meeting: 3/6/2023 - Annual Board Meeting

Place: Canoa Hills GVR-Saguaro Rm.

Time: 8:30 am

Respectfully Submitted,

Amy Cordova, Assistant, Reliable Secretary Services

ATTACHMENT A

Landscaping / Meeting 2-3-2023

Maintenance

Meeting will be at Joyce Bulau home, present Jeff DeVaney, Barry Bishop and Joyce Bulau.

Discussions will include the following :

Reviewing the information from the ride around subdivision by Barry and Jeff on 1-13-2023

Tom Mullen, Joyce Bulau and Marianne Bishop did our yearly review on our trees. All the trees that were found to be in need of trimming or spraying have been completed with the exception of treating the trees along Del Sol. Tom will complete the job the week of 2/6 the following is a list of what was been done. Low hanging branches over the parking areas on Vista Ridge. there was a small tree at the corner of Vista Ridge and Gloria View that the owner requested we remove it because in the future it could damage her drive. Harvest Moon Dr trim back from parking area. View Ridge the tree on the curve does not require any work. The tree at Sonoran View & Gloria View was thinned out. The trees on the west side of the lower entry have Beatles. He removed the damaged branches and treated both sides of the street. No other trees on Sonoran View required anything. At our main entry 2 trees along Del Sol to the south had Beetle kill they were removed. and the tree on the north side of the entry was be trimmed back from the stop sign

We will also have him cut back a bush behind the 3rd home on the end of Sonoran view as there is only about 1 foot of hillside at the wall. This is something that maintenance will need to keep a eye on as we may have to put some dirt there to save the wall.

I also requested him to look at our drainage areas on the hillsides and to give us his thoughts on what we should do. He will complete the review next week and give me his thoughts.