

**San Ignacio Vistas, Inc.**  
**Homeowners Association Minutes Board**  
**Meeting October 19, 2021**  
**Approved via email 11-2-21**

The meeting was held at 4661 S Prairie Hills Drive. A quorum of the board was present: Marianne Bishop, Joyce Bulau, Jeff DeVaney, Larry Engel and Glen Seela. Also attending: Ivonne Maldonado . No other homeowners were present.

The President called the meeting to order at 2:10 PM

**1. TREASURER – MARIANNE BISHOP**

A financial statement ending September 30, 2021 was reviewed. (Attachment A) The draft budget for 2022 was presented. This will be an item for the November board meeting.

The Financial Advisory Committee held a meeting on October 5, 2021 and recommends increasing the 2022 Assessment by \$20.

A MOTION was MADE and SECONDED to set the 2022 dues at \$580 per lot. 4 Yea and 1 Nay by Joyce Bulau
---

**2. SECRETARY – MARIANNE BISHOP**

To date we have had 18 homes sell in 2021.  
GVR has reserved March 7 , 2022 for our annual meeting.

Reliable Secretary has obtained a new phone number for homeowners to call to reach Ivonne. The new number is 520-330-6087. Marianne and Ivonne will create an updated Neighborhood Phone Directory. This will attempt to have this ready to distribute when we hand out the dues invoices in December.

Marianne suggested that we redo the Owners Handbook incorporating all of the changes that have been made since the book was created in 2010. It is hoped to have this completed by year end 2022.

Because of a recent experience where damage was done to the common area, we need to create a new rule mandating that any homeowner wanting to make an alteration or addition to their home that could damage association property would have to establish a security deposit to cover that damage.

In addition, it was determined that we need to revise language referring to garage and other sales.

A MOTION was MADE, SECONDED AND UNANIMOUSLY PASSED that we contact the attorney to create such language.
--

### **3. ARCHITECTURAL COMMITTEE – GLEN SEELA – Chair**

Because of issues encountered by having only one person from the AC approve a project that was out of ordinary and not specifically spelled out in our Owners Handbook, we should add language that external paint requests must include a paint chip supplied to HOA prior to approval. Also that there be more than one member of the AC committee to review the project.

On Attachment B is a list of projects that were handled by the committee during 2021.

### **4. MAINTENANCE COMMITTEE – JOYCE BULAU – Chair**

ROAD UPDATE: Tucson Asphalt sent a crew down to install the manhole covers on the 1<sup>st</sup> of the month and finished on the 6<sup>th</sup> they cleaned the streets after installation and finished the stripping on the 14<sup>th</sup>. They still need to clean the sidewalks and curbs. David Tyrpak did not have a date for this but will let me know when it is scheduled.

#### **LANDSCAPING:**

We are working on the hillsides. Meadow Ridge has been cut but needs the cuttings removed. We have completed the curb cutback and have started working on the hillsides. Cleanup will take more time as we cannot use any machines. Our regular crew of 3 will be here on Fridays and Armando is trying to add a second crew but having issues getting people to work. I did a check of the hillside on the south side of Del Sol for tree damage and spoke with the homeowners on Desert Sunset. I will call Tom Mullen (our tree guy) to schedule our annual maintenance sometime in early January, if possible. Jeff questioned if the sign on Frontage Road had been sprayed. It has not so this was added to the list.

### **5. CONTINUING BUSINESS – None**

### **6. NEW BUSINESS**

Glen suggested that we create some type of procedure be established wherein we provide a wellness check for single residents in SIV. This item will be placed on continuing business.

### **7. ADJOURNMENT**

With no further business to be conducted the meeting was adjourned. The next scheduled meeting will be held at 4935 S ViewRidge Drive on November 16, 2021 at 2 PM

Respectfully submitted,  
/s/ Marianne Bishop, Secretary

ATTACHMENT A

9:04 AM  
 10/8/2021  
 Cash Basis

San Ignacio Vistas, Inc.  
 Balance Sheet  
 As of September 30, 2021

<b>Current Assets</b>	<b><u>OPERATING</u></b>	<b><u>RESERVE</u></b>	<b><u>TOTAL</u></b>	<b><u>GAIN/(LOSS)</u></b>
<b>120 · COMMERCE CHECKING</b>	<b>97,272</b>			
<b>1502 · COMMERCE RESERVE</b>		<b>54,208</b>		
<b>1516 · VANGUARD -WGNIX (MV=50166)</b>		<b>46,274</b>		<b>3,892</b>
<b>TOTAL ASSETS</b>	<b><u>97,272</u></b>	<b><u>100,482</u></b>	<b><u>197,754</u></b>	
<b>300 · Operating Beginning Balance</b>	<b>57,016</b>		<b>57,016</b>	
<b>3000 · Reserve Beginning Balance</b>		<b>73,790</b>	<b>73,790</b>	
<b>Net Increase/(Decrease)</b>	<b><u>40,255</u></b>	<b><u>26,692</u></b>	<b><u>66,947</u></b>	
			<b>197,753</b>	
<b>Total Fund Balances</b>	<b><u>97,271</u></b>	<b><u>100,482</u></b>	<b><u>197,753</u></b>	

	Operating		Reserve		Total	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>REVENUE:</b>						
400 · Assessments	92,680	92,680	35,000	35,000		
410 · Transfer and Document Fee	6,120	4,320				
420 · Operating Fund Interest	221	200	1,196	3,000		
430 · Other Income		0				
4200 · Interest & Dividends						
<b>Total Revenue:</b>	<b>99,021</b>	<b>97,200</b>	<b>36,196</b>	<b>38,000</b>	<b>135,217</b>	<b>135,200</b>
<b>EXPENSES:</b>						
<b>Maintenance:</b>						
500 · Yearly Contract	23,103	30,800				
501 · Invasive Grass	2,723	4,000				
502 · Tree Trimming	2,132	4,000				
503 · Utilities	240	360				
505 · Other Maintenance	1,783	6,000				
506 · Erosion Mitigation	3,837	4,000				
507 · Plant Replace	2,243	3,000				
5001 · Curbs and Sidewalks			3,465	3,000		
5003 · Walls and Monuments			4,256	6,000		
5004 · Other Maintenance			1,783	2,000		
5006 · Erosion						
<b>Total Maintenance</b>	<b>36,061</b>	<b>52,160</b>	<b>9,504</b>	<b>11,000</b>		
<b>Administrative:</b>						
510 · Contract Service	11,363	18,150				
512.1 Trainee	4,000	5,000				
511 · Board	100	200				
512 · Legal	150	2,000				
513 · Communications						
513.1 · Computer/ Internet	2,449	2,000				
513.2 · Telephone	1,040	1,400				
513.3 · Office Supplies	0	50				
513.4 · Printing/Reproductic	0	2,000				
513.5 · Postage/Delivery	200	230				
513.6 · Record Storage	636	588				
<b>Total 513 · Communications</b>	<b>4,325</b>	<b>6,268</b>				
<b>Total Administrative:</b>	<b>19,938</b>	<b>31,618</b>				
<b>Other Operating:</b>						
521 · Insurance		4,000				
522 · Membership Fee - GVC	2,736	2,736				
523 · Taxes and Contingency	31	500				
<b>Total Other Operating:</b>	<b>2,767</b>	<b>7,236</b>				
<b>Total Expenses:</b>	<b>58,766</b>	<b>91,014</b>	<b>9,504</b>	<b>11,000</b>	<b>68,270</b>	<b>102,014</b>
<b>NET REVENUE (EXPENSES)</b>	<b>40,255</b>	<b>6,186</b>	<b>26,692</b>	<b>27,000</b>	<b>66,947</b>	<b>33,186</b>
<b>Beginning Fund Balance</b>	<b>57,016</b>	<b>57,016</b>	<b>73,790</b>	<b>73,790</b>	<b>130,806</b>	<b>130,806</b>
<b>Ending Fund Balance</b>	<b>97,271</b>	<b>63,202</b>	<b>100,482</b>	<b>100,790</b>	<b>197,753</b>	<b>163,684</b>

ATTACHMENT B  
ARCHITECTURAL COMMITTEE REPORT

LOT	PROJECT	DATE
014	PAINT APPROVAL	5/14/2021
025	RAMADA	7/7/2021
040	INSTALL NEW WINDOW BUMP OUTS	5/28/2021
044	SOLDIER WALL AND RELANSCAPE BACK YARD	3/16/2021
060	GOLF CART GATE	8/26/2021
080	WATER SOFTNER RELOCATED OUTSIDE	6/11/2021
080	FRONT DOOR REPLACEMENT	7/9/2021
094	FRONT DOOR COLOR	7/15/2021
106	PAINT APPROVAL	2/5/2021
109	FLAGPOLE INSTALLATION	1/30/2021
110	SOLDIER WALL	6/14/2021
156	PAINT APPROVAL	10/6/2021
157	PAINT APPROVAL	2/21/2021
168	REROOF WITH NEW TILE	4/7/2021
207	PAINT APPROVAL	10/10/2021