

MINUTES
San Ignacio Vistas, Inc.
Homeowners Association Board Meeting
Canoa Hills Rec Center, Saguaro Rm
November 11, 2025

APPROVED AT THE JAN. 13, 2026 BOARD MEETING

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

Homeowners: George Bichler, Bill & Lesli Choat, Jim & Marilyn Devine, John & Barb Haymond, Bob Harrington, Dan Brenda Jensen, Georgene Sorenson and Judy Zabicki

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

John Haymond shared his sighting of an oversize man with no shirt on and a white golf cart parked by the now dead trees June 10th. He shared that the man was standing by the tree with his back to the road and did not turn around. Hindsight it appeared suspicious; John was headed to pick his wife up at the airport and did not stop to inquire. Snowbirds are back in town, so a brief discussion took place to bring them up to speed.

1. COMMITTEE REPORTS:

A. ARCHITECTUAL – Glen Seela, Chair

Homeowners continue to submit applications for repainting their homes; two applications have been submitted since our last meeting in October.

B. LANDSCAPE – Joyce Bulau, Chair

Joyce shared that the hillside on Calle Tres has some erosion and dead trees. Landscapers come once a week and have assigned areas. If a homeowner sees something that needs investigated, please email SIV or call the SIV phone; we will contact Felix Landscape after we investigate the issue. Landscapers continue to clean up 10' beyond the walls on the perimeter of the subdivision.

C. ROADS – Larry Johnson, Chair

Kudos to Candice & Larry Johnson for cleaning up Desert Sunset of the markings painted on the road and dirt from digging where the pipe broke.

D. SOCIAL – Jeff DeVaney, Board Rep

Social events are being well received! Jeff shared that the Oct. 31st Boo Fest Spooktacular had 60 people in attendance. Upcoming events include Pizza Night on Nov. 18, Holiday Party, Dec. 20th, and our Bi-Annual Garage Sale on March 24, 2026.

2. OFFICER'S REPORTS:

A. SECRETARY - Terri Brown, TGSS

Board Meeting dates and locations have been scheduled for January – April 2026. All Board meetings will be back at Canoa Ranch in the Amado Rm, and the Annual Meeting in March will be at Canoa Hills in the Saguaro Rm.

Joyce Bulau, Glen Seela, Ivonne Maldonado, and Jeff DeVaney's Board Term ends in March 2026. Joyce, Glen, and Ivonne have voiced they would like to continue; Jeff stated he will not be up for re-election. Marianne Bishop shared that her and husband, Barry will be moving over to La Posada sometime in January and although her term expires in 2029, she will not continue after the Annual Meeting.

B. TREASURER – Marianne Bishop, Treasurer

The Financial Report ending October 31 was presented.

Balance Sheet (ATTACHMENT A.1) Marianne noted that the investments held in the Reserve Fund are presently standing at a gain of over \$20,000.

Actual vs Budget (ATTACHMENT A.2) Marianne pointed to several accounts that may provide approximately \$5500 to balance those that are over budget. At year end, the budget will be finalized and presented to homeowners at the Annual Meeting in March 2026.

Proposed 2026 Budget (ATTACHMENT B)

In January 2025, the Board engaged Association Reserves to update their 2017 on-site Reserve Fund Study to determine if San Ignacio is on target be adequately funded to prevent needing a special assessment. Based on this new Reserve Study (available on our website), our Financial Advisory Committee recommended a dues increase in 2026 of \$30.

A **MOTION** was made by Jeff and seconded by Ivonne to increase HOA Dues (\$630 to \$665). The motion was unanimously **APPROVED**.

C. PRESIDENT – Joyce Bulau, President

A **MOTION** was made by Joyce and seconded by Ivonne to accept the Oct. 14th Minutes as written. The motion was unanimously **APPROVED**.

3. EXECUTIVE SESSION

None Needed

4. NEW BUSINESS

Marianne gave an update regarding necessary updates to our Bylaws.

George Bichler has been rewriting the description of the Audit Committee since it was changed to the Internal Review Committee (IRC) because it is not required that the Association have a formal Audit. The IRC will report to the Board about their findings.

The Internal Review Committee consisting of Lori Ague, Judy Zabicki, and Lisa Warner will meet in December for training.

The HOA is not required to work under Roberts' Rules of Order, so that language has been removed.

Joyce shared that once changes have been approved, homeowners will receive a revised copy.

Marianne suggested homeowners complete a survey asking all homeowners to provide their input how the dead tree issue should be treated prior to spending a large amount of funds to replace them.

The survey would show a timeline of what transpired and what has been done thus far as well as giving some pros and cons for their consideration.

This could be sent with the January mailing of dues invoice without incurring any additional expense.

A **MOTION** was made by Marianne and seconded by Ivonne that the Tree Survey be included with the Dues Invoice when sent out in January 2026. The motion was unanimously **APPROVED**.

5. ADJOURNMENT

Meeting adjourned at 2:49pm
Respectfully Submitted,
Terri Brown, TGSS
Management Agent

Next Meeting: Tuesday, January 13, 2-3:30pm
Canoa Ranch, Amado Room

11/4/2025

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

Cash
Basis

CURRENT ASSETS	OPERATING	RESERVE	TOTALS
SOUTHWEST HERITAGE BANK	\$ 22,003	\$ 2,494	
VMRXX VANGUARD CASH RSERVES	48,016		
VMFXX VANGUARD FEDERAL MM		27,935	
INVESTMENTS:	INITIAL INVESTMENT	BOOK VALUE	CURRENT GAIN/LOSS
VFIAX 500 INDEX ADMIRAL	60,777	\$ 75,677	\$ 14,900
US TREASURY NOTE (Matures 2-15-35)	82,672	83,456	784
VTHRXX TARGET RETIREMENT 2030 INVESTOR	25,000	29,555	4,555
TOTAL CURRENT ASSETS	\$ 70,019	\$ 219,117	\$ 289,137

VANGUARD STATEMENT

VMRXX VANGUARD CASH RSERVES	\$ 48,016
VMFXX VANGUARD FEDERAL MM	27,935
VFIAX 500 INDEX ADMIRAL	75,677
US TREASURY NOTE	83,456
VTHRXX TARGET RETIREMENT 2030 INVES	29,555
	<u>\$ 264,639</u>

SOUTHWEST HERITAGE STATEMENTS

OPERATING CHECKING	\$ 22,003
RESERVE CHECKING	2,494
	<u>\$ 24,498</u>

CROSS CHECK:

\$ 289,137

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

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

Attachment A

	OPERATING				POSSIBLE SAVINGS
	*Actual	Budget	Actual	Budget	
REVENUE:					
400 Assessments	103,640	103,640	40,000	40,000	
410 - Transfer-Doc Fees	3,600	4,000			
420 - Dividend/Interest	2,833	4,000			
430 - Other Income					
4200-Dividend/Interest			8,469	6,000	
Total Revenue	110,073	111,640	48,469	46,000	
EXPENSES:					
Administrative:					
510-Contract Service	16,650	19,650			
511-Board	181	400			219
512-Legal	168	2,000			1,832
1) 513.1 Computer/Internet	2,019	3,000			981
513.2 Telephone	1,073	1,500			1,927
513.3 Supplies	138	400			
513.4 Printing	503	600			
513.5 Postage	394	400			
513.6 Storage		708			708
TOTAL ADMINISTRATIVE	21,126	28,658			
Maintenance:					
500 - Yearly Contract	43,850	52,608			
501 - Invasive Grasses	18,000	18,000			
502 - Tree Trimming	5,490	7,000			
503 - Utilities	150	150			
505 - Other Maintenance	2,441	2,000			
506 - Drainage Channels	3,750	5,000			
4) 5001 - Curbs & Sidewalks			390	-	
TOTAL MAINTENANCE	73,681	84,758			
Other Operating:					
521 - Insurance	4,437	4,200			
522 - GVC	3,192	3,192			
2) 523 - Tax/Contingency	5,720	1,000			
3) 524 - Social	400	400			
TOTAL OTHER OPERATING	13,749	8,792			
TOTAL EXPENSES:	108,557	122,208			
NET REVENUE (EXPENSES)	1,516	(10,568)	48,079	46,000	5,667

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

SAN IGNACIO VISTAS, INC.
PROPOSED 2026 BUDGET
As of Nov 10, 2025

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

	OPERATING	RESERVE	DIFFERENCE =+/-
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	<u>119,020</u>	<u>48,200</u>	
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	<u>26,232</u>		
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	<u>81,758</u>		
Other Operating:			
521 - Insurance	4,800		600
522 - GVC	3,192		
523 - Tax/Contingency	2,000		
524 - Social	400		
TOTAL OTHER OPERATING	<u>10,392</u>		
TOTAL EXPENSES: (decreased)	<u>118,382</u>	<u>-</u>	<u>-3826</u>
NET REVENUE (EXPENSES)	<u>638</u>	<u>48,200</u>	

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