

Minutes of the December 11, 2023
BOARD WORK SESSION

The meeting was held at GVR Canoa Ranch, Amado Room. The meeting was called to order at 10:58 am.

Attending: Joyce Bulau, Marianne Bishop, Kam Morganti, Ivonne Maldonado, Glen Seela, Jeff DeVaney, and Amy Cordova from RSS.

Landscape Committee: Barry Bishop and Eileen Maclaren

Guest: Armando Felix from Felix Landscaping.

Minutes of the November 21, 2023, meeting were approved.

Armando Felix was invited to meet the Committee members and talk about treating buffelgrass. He recommended picking the buffelgrass out instead of just spraying it. Then follow up during the three months of July, August & September (during monsoon months) with a post emergent.

The work will begin at Gloria View Ct. The total costs for removal of the buffelgrass is approximately \$10,000 plus dump fees. The follow up post emergent spray for three months is \$7000. The buffelgrass removal and treatment will be a separate contract.

A MOTION WAS MADE, SECONDED, AND UNANIMOUSLY PASSED to hire Felix Landscaping to remove and treat buffelgrass.

Barry Bishop presented the Board with a safety concern regarding the lower monument. He suggested covering part of the rocks because they are unstable and a hazard to those trying to work on the monument.

A MOTION WAS MADE, SECONDED, AND UNANIMOUSLY PASSED to get a bid from Felix Landscaping to do the work.

Pat Imgrund, from the Road Committee, provided a follow-up report from the meeting with Tucson Asphalt. (See Attachment A)

The south monument on Calle Tres will be completed soon as the electrician is going to bolt the solar panel into concrete. He will also check the lights at the monument on Camino Del Sol to make sure they are working properly.

Joyce Bulau, President and Chair of Maintenance Committee, presented the list of work to be done from Felix Landscaping. The dues in red have already been completed. (See Attachment B).

The meeting was adjourned at 11:38 pm.

Respectfully submitted, Amy Cordova, Secretary

Attachment A

SIV MEETING WITH TUCSON ASPHALT 9 AM ON 12/4/23

In attendance were board members Joyce Bulau, Marianne Bishop, Kim Morganti, and road subcommittee members Jeff Devaney and Pat Imgrund and SIV asst manager Amy Cordova. Tucson Asphalt was represented by general manager Noah Dayton, general superintendent and scheduling supervisor Keith Gamble and field superintendent Blas Verdugo.

Meeting starting on the north end of Harvest Moon Dr.

SIV representatives asked many pertinent questions and expressed valid concerns about the condition of our roads, in particular about the size of the cracks. The north/south streets are of particular concern. We asked what Tucson Asphalt was prepared to do to address these concerns.

In the past year Tucson Asphalt has had a turnover in ownership and management. Noah said he had become aware of our situation within the last month, but now wants to move quickly on work to improve the condition of the roads. SIV is supposed to hear their plan by the end of this week.

The first work will be to crack seal or crack fill. The larger cracks that also have settled would be topped off with mastic. The extent of this work is to be determined, but will encompass the whole HOA. This will be covered under warranty. When the crack sealing crew is onsite they will need minimal assistance from us. We would want to watch the work progress so it is done satisfactorily. They will address the large crack at the north end of Harvest Moon. As Noah and I spoke after the meeting he indicated they would do a curb to curb "remove & replace" of that crack.

There was a discussion of the poor performance of some of our roads and what could Tucson Asphalt do to improve the durability of the roads. It was asked if a fog seal is needed and if Tucson Asphalt would foot the cost for the poor performing roads. Previously Tucson Asphalt representatives had recommended fog seal as the best treatment for "Green Asphalt", but the current management is recommending seal coating. They suggested that this work should be done sooner as opposed to later. Cost break down and scheduling are to be determined.

Because SIV has two overlays that were completed 15 months apart we will have to determine when is the best time to do the seal coat or fog seal. I believe what ever the timeline is that all roads should be done at the same time. Unfortunately that means doing it late on the older overlay or early on the newer overlay.

Tucson Asphalt will repair or replace the damaged survey monument on View Ridge at their expense.

The group then drove to Canoe Seca Estates II. We explained that the condition of those roads are what we expected our road project outcome to be.

I would say at this point it appears that Tucson Asphalt is willing to work with us to improve our roads to a level that is at least acceptable.

I will update everyone as soon as I hear Tucson

Asphalt's proposal. Pat Imgrund



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December 8, 2023

San Ignacio Vistas HOA
4999 S View Ridge Dr
Green Valley, AZ 85622

Attn: Pat Imgrund RE: Warranty Work

Pat,

This letter is in reference to warranty work Tucson Asphalt Contractors intends to perform for the San Ignacio Vistas HOA. After conducting a site visit, Tucson Asphalt has determined that the work to be completed will be per the warranty terms of the original contract.

We have no concerns of the structural integrity of the "Green Asphalt" that was placed, we do acknowledge there is some reflective cracking present. Tucson Asphalt will seal all cracks wider than 1/4" with hot rubberized crack sealer as detailed in the contract warranty.

Tucson Asphalt also recognizes one larger crack that appears to be settling in the subgrade on, South Harvest Moon. We will saw cut, remove and replace this settling area at no cost to the San Ignacio Vistas HOA.

Due to our current workload, and dropping temperatures, Tucson Asphalt would like to schedule this work to be completed in March of 2024.

Please do not hesitate to contact me at any time if there is any additional information you may need or to discuss in further detail.

Respectfully,

Noah Dayton

Noah Dayton

VP of Operations

Noah@tucsonasphalt.com C:

520-977-0505

Attachment B

landscaping Report 12/11/2023

We had a landscape meeting on 12/6 with Ffex Landscaping to review the way we have been doing our streets. It was agreed that we needed a change.

Del Sol Entry: The hill id h **een cut back from th** entry to the 3rd house on Desert Sunset as requested. This has made it easier to see cars coming up the hill.

Del Sol Hil side from entry to the 4 wav stop area has been cut back. They missed cutting beh·nd 4836 Desert Sunset. I advised them and it was taken care of.

View Ridge Drive: Bv Hous·e number - cleanup required

4983:: 2 **dead** cactus removed and brittle bush cut

down 4959:: clean up around the Rock art

4951:: cut the plants along the upper wall and clean up the Rock art

area 4927:: clean up around the Rock art

4919 : cut back the dead parts **t h... la ge cac us**

4911:: cut down the brittle bush at the top of the drainage ditch

4903:: cut down the brittle bush and trim back the Texas Bird

4895:: cut down the brittle bush

4887:: dean up the Rock art

4887:: clean up the Rock art and remove the dead

plants 4783:: Remove the 2 dying cactus

The area at Vista **idge** and View Ridge, they planted 8 good size cactus that were donated by one of our homeowners. Looks Great

2.

Gloria Vista: cleanup required.

4941:: Blow out the drainage ditches; top of the hill cut plant in front of the large cactus.

4929:: Cut down the plants around the

cactus 4893:: Cut down the plants around

the cactus

4845:: Top of the hill cut the Texas Bird bush down to about 10"

4821:: Cut to the ground (the middle bush) cut them away from the cactus so there is some open space between the plants

4809:: Cut to the ground the large plant in front of the dying cactus and clean up the cactus if possible to save it, ???

4797:: Cut to the ground the plants around the cactus

4785:: Cut back plants

4749:: Trim down the Texas bird next to parking area down to 8 to 10"
Clean the bushes away from the cactus above about the middle of parking area.

Gloria View:

Street was cut and plants trimmed and plants removed as requested. We have put in a pup garden area next to the tree at the end of this street for plants that we receive from our homeowners. For future use as our older plants die.

Harvest Moon: cleanup

required 4791:: 4 large Texas bird cut down

to 8-10 inches 4803:: large plant at top of

the hill cut back 4815:: Large Texas bird

cut back to 8-10"

4827:: Texas bird cutback to 8-10"

4851:: large bush hanging over into the street cut back

4875:: Large flat blade cactus cut to the ground

4887:: Texas bird next to rock drainage cut back to 8-10 inches

4923:: cut down bush in front of the purple cactus

Prairie Hills:

In process of being cleaned up/ Clean up around and under the large cactus at the Sonoran View end.

Vista Ridge:

1644:: cut back the large cactus that is in the middle of the parking area.

After meeting with Amanda it was agreed that we would complete a street before starting another one. In the past we have cut 5 feet from the back wall and at another time we would cut back along the curbs and then come back and cut the interior. We will now complete the cutting and trimming before we start another street.

RED COLOR/ WORK HAS BEEN COMPETED SINCE OUR MEETING