

MINUTES
San Ignacio Vistas, Inc.
BOARD WORKSESSION
Canoa Ranch Rec Center, Amado Rm
June 13, 2026

Board Present: Joyce Bulau, Laurie Bundy, Linda Gregory, Ivonne Maldonado and Glen Seela

Board Absent: Larry Johnson

Meeting began at 10:35am

CC&R DISCUSSION & RECOMMENDATIONS

Purpose of Work Session

The purpose of this work session was to review and bring current CC&Rs and Bylaws, with particular attention to shade structures, tree height, view protections, common-area landscaping, and related Handbook provisions.

HB 2342: Shade Structures (Attachement A)

Joyce shared Arizona HB 2342 regarding HOA rules for the placement and appearance of backyard shade structures, including umbrellas, awnings, shade sails, gazebos, pergolas, and canopies. The bill provides that associations may not prohibit backyard installation or use of shade structures, but may adopt reasonable rules regarding size, placement, or appearance so long as those rules do not prevent installation, impair function, restrict use, unreasonably affect cost, or exceed applicable municipal zoning restrictions for height and setbacks.

This language should be incorporated into the CC&Rs and Handbook. The Board should consider contacting the Association attorney with a list of View Lots and Non-View Lots and requesting approved language. The attorney should also be asked whether HB 2342 would allow carports as shade structures or whether the HOA may exclude carports from approved shade-structure categories.

Height of shade structures was discussed. County guidelines would be adopted by SIV, which generally means that a shade structure may not be higher than the highest point of the home.

TREES, VIEWS, AND COMMON-AREA LANDSCAPING

Trees and views were discussed, including whether trees located in common areas should be subject to the same guidelines as trees located on homeowners' property. Joyce and Terri met with Tom from TLC Landscape. Tom will trim 15 trees this year and 15 trees next year. The trimming will be around the trees; the trees will not be

topped. It was noted that topping a tree promotes growth, while thinning a tree promotes thickness.

Linda, a Garden Club member, will provide the HOA with documentation explaining what topping and thinning do to a tree and how those practices affect tree growth.

A tree located in a homeowner's backyard on Sonoran View Drive has been identified by a neighbor as needing to be brought into compliance with CC&R standards. Although reducing the height may not improve that neighbor's mountain view, it may affect the view of another homeowner located above or north of the property. All homeowners should follow the same guidelines and regulations, whether located on an interior view lot or on an outside lot without homes directly behind them.

Proposed simplified language for view lots may state: "Trees cannot exceed the height of the peak of the home." Chilean Mesquite trees were discussed as non-native to Arizona and capable of growing extremely tall. Native Mesquite trees are smaller in size.

EXISTING CC&R AND HANDBOOK REFERENCES REQUIRING CONSISTENCY

Views and trees are currently addressed in three separate locations, and the language is not consistent. These sections should be reviewed and revised so that the standards are aligned throughout the governing documents.

- CC&Rs Article V, Section 5.2: Views
- CC&Rs Article XIII, Section 13.9: Views
- Handbook Section 4.27(G), page 29: height requirement
- Handbook Attachment 7.3: Measurable Interference
- Handbook Attachment 7.8: Tree Policy

HOMEOWNER SURVEY PROPOSAL

Joyce suggested that a survey be sent to homeowners. The survey should explain the current SIV standards, identify potential options, and ask homeowners what they would like to see within the neighborhood.

The survey should address whether homeowners want trees to remain and be trimmed periodically, whether they want all trees removed, and what tree-height standards should apply on view lots. Interior homes are considered view lots, and trees on those lots should be required not to exceed the tallest part of the home. Discussion will continue whether topping the trees could be an option otherwise the only options are to exclude view common area trees or remove view common area trees. View common area trees are located on the endcaps of the following view lot properties.

View Lots will be identified as the following:

- Meadow Ridge Dr. - Lots 206-223
- Gloria Vista Dr. - Lots 186-205
- Prairie Hills Dr. - Lots 164-185
- Harvest Moon Dr. - Lots 141-163
- View Ridge Dr. - Lots 89-113 and 224-228

LANDSCAPE LIST AND GRANDFATHERING CONSIDERATIONS

The approved trees and bushes list should be reviewed and updated. Trees or bushes that are not on the approved list but are already installed should be considered grandfathered and should not be required to be removed solely because they are no longer included on the approved list.

Future discussion may be needed regarding whether only native trees should be permitted in the neighborhood. Common-area trees must be brought into compliance. For non-view lots, the proposed direction is that there would be no restrictions on tree height.

ATTORNEY FOLLOW-UP QUESTIONS

- Confirm legally acceptable CC&R and Handbook language for HB 2342 shade-structure compliance.
- Clarify whether carports may be excluded from permitted shade structures.
- Review proposed distinctions between View Lots and Non-View Lots.
- Confirm whether tree-height standards may differ between view lots and non-view lots.
- Review proposed language stating that trees on view lots may not exceed the height of the peak of the home.
- Review whether common-area trees should be held to the same standard as homeowner trees.

PARKING

- Does the Board overturn the parking approval for the van parked in the driveway on Sonoran View Dr.
 - The Board will run this by the Attorney before sending out any further notices.
 - Is the HOA willing to reimburse the homeowners for the costs of concrete, title fees etc.
 - Can the van be parked in overflow and just move the vehicle every three days like another homeowner does with their truck on Vista Ridge Dr.
- Gravel Parking, do we allow parking on the gravel next to the driveway or does parking need to be on pavers or concrete only. It was suggested the Handbook read 'No parking on unpaved common areas.' The CC&R's, Article XII; Section 12:19 states 'All Owners and guests and invitees shall park any

and all motorized or non-motorized vehicles in off-road parking spaces. Off-road parking spaces shall include the paved driveways in each Lot and designated guest parking spaces as set forth in the Plat ...'

- Visitor parking on the corner of Meadow Ridge and Sonoran View has become congested during the daytime hours. A notice will go out to the homeowner requesting they use the overflow parking areas.

YARD DECOR & OUTDOOR ARCHITECTURE

Yard accessories and décor were discussed. Article XII, Section 12.5 of the CC&Rs, Use Restrictions, states that no lot may be used, in whole or in part, to store unsightly materials as defined in the Association's published Rules, or anything that causes the lot to appear unclean or untidy. Section 4.41 of the SIV Handbook, Sculptures & Artwork, states that art, sculptures, or commissioned pieces may be placed in the yard or on the house with Architectural Committee approval. To date, approximately half of the décor in the front yard of the home has been removed. A letter should be sent to the homeowner, along with an application requesting approval for the items she would like to keep in the front yard.

Any restructuring of soldier walls, whether installation or removal, must be approved by the Architectural Committee before work begins by submitting Form 7.1, Application for Additions and/or Alterations.

The Board discussed and determined it would be beneficial to have a New Owner Orientation every six months to go over high points of the CC&R's and ByLaws and answer questions.

BYLAWS DISCUSSION & RECOMMENDATIONS

Article III-Meeting of Members

Section 2: Special Meetings

This section will be removed completely. Per our attorney, all meetings are board meetings with some being open and some being behind closed doors such as an Executive Session or a Work Session.

Section 3: Notice of Meetings

The word Members will be replaced with 'deeded homeowner'. in the second line of that section it will read 'by emailing or mailing a copy of such notice at least 10 days before such meeting. The verbiage 'and not more than 50 days before such meeting will be eliminated.

Article IV-Board of Directors: Selection, Removal, Term of Office

Section 1: Number

Currently reads the number of members on the Board states 'five to seven' but it was determined that an odd number is needed for voting purposes. The language will be changed to 'five or seven'.

Discussion on how to fill the open Board Seat took place. Options were to appoint Terri Brown to the Board, but that would be a conflict of interest due to her position of Management Agent & Treasurer. Suggestions were made to add the person from the election process who had the next qualifying number of votes. Glen, Laurie and Yvonne thought this would be acceptable; Joyce and Linda were not in agreement. It was determined that filling the open seat would be at the Board's discretion whether that was the person with the next number of qualifying votes or a different homeowner. The Board felt an interview with Judy at an Executive Session would be valuable. Terri will provide the Board with Judy's Board of Directors' Self-Nomination Application. Filling the open Board set will be tabled until the September Board Meeting.

Section 3: Removal

The word 'special' will be removed from line five where it refers to special meetings. Every meeting is either a Regular Board Meeting or an additional meeting. The last sentence of this section reads 'In the event of removal of a director, his/her successor will be selected by the vote of the Members at the meeting, and such successor will be elected to fill the unexpired term of the director who was removed. The verbiage 'selected by the vote of the Members at the meeting' will be replaced with 'at the discretion of the Board'.

Article VI-Meeting of Directors

Section 1: Regular Meetings

Members may request that an item be placed on the agenda by submitting the item in writing to the Secretary at least 25 days prior to the next regular scheduled Board Meeting. The number of days will be updated to 15 days instead of 25.

Section 2: Special Meetings: Notice

This section will be eliminated.

Article VII-Powers and Duties of the Board of Directors

The word 'Powers' will be replaced with the word 'Authority'. The word 'powers' throughout this section will be replaced with the word 'authority'.

Article VIII-Officers and their Duties

Section 6 : Vacancies

The verbiage 'at the discretion of the Board' will be added to the first sentence and will read 'A vacancy in any office may be filled at the discretion of the Board'.

Section 9: Duties-Letter C

The current verbiage will be eliminated and replaced with 'The Board will nominate a Recording Secretary who will provide back up to the Management Agent in the event they are unable to attend a meeting to record minutes or other duties.

Section 10: Duties – Letter D

The first sentence will be eliminated and replaced with 'A Treasurer will be nominated by the Board to provide backup to the Management Agent/Treasurer when the need arises'. The next sentence reads 'The Treasurer will also cosign all checks and promissory notes of the Association, prepare and submit financial statements to the Board, keep proper books of account and make them available for the annual audit made at the completion of each fiscal year, prepare a recommended annual budget and statement of anticipated income and expenditures to be presented to the Board for its approval and exercise and discharge such other duties as may be required by the Board. That wording will be replaced with 'The Treasurer will cosign all checks of the Association and will be available for the Internal Review at the end of each fiscal year'.

Article IX-Committees

Section 1: Standing Committees

Letter E will be eliminated; all nominees come from homeowners or self-nominations. Within the paragraph on the second line the verbiage 'except for the Nominating Committee' will be eliminated.

Section 2: Architectural Committee

The word 'powers' will be replaced with the word 'authority'.

Section 6: Nominating Committee

Nominations for new Board Members are submitted by homeowners or current Board Members. This section will be eliminated.

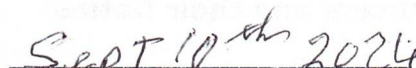
The meeting was adjourned at 2:35 p.m.

Respectfully submitted by,
Terri Brown, TGSS
Management Agent

Minutes Approved on Tuesday, Sept. 8, 2026



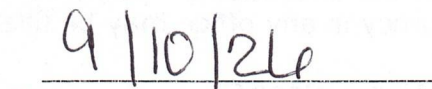
Joyce Bulau, President



Date



Terri Brown, Management Agent



Date

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 33, chapter 16, article 1, Arizona Revised
3 Statutes, is amended by adding section 33-1816.01, to read:

4 33-1816.01. Shade structures; reasonable restrictions;
5 municipal zoning; definition

6 A. NOTWITHSTANDING ANY PROVISION IN THE COMMUNITY DOCUMENTS, AN
7 ASSOCIATION MAY NOT PROHIBIT THE BACKYARD INSTALLATION OR USE OF A SHADE
8 STRUCTURE.

9 B. AN ASSOCIATION MAY ADOPT REASONABLE RULES REGARDING THE SIZE,
10 PLACEMENT OR APPEARANCE OF A SHADE STRUCTURE IF THOSE RULES DO NOT PREVENT
11 THE INSTALLATION, IMPAIR THE FUNCTIONING, RESTRICT THE USE OR UNREASONABLY
12 AFFECT THE COST OF THE STRUCTURE AND ARE NOT MORE RESTRICTIVE THAN THE
13 ZONING ORDINANCES REGARDING SHADE STRUCTURE HEIGHT AND SETBACKS FOR A
14 SINGLE-FAMILY HOME IN THE CITY OR TOWN IN WHICH THE PLANNED COMMUNITY IS
15 LOCATED.

16 C. FOR THE PURPOSES OF THIS SECTION, "SHADE STRUCTURE" MEANS A
17 COMMERCIALY PRODUCED OR PROFESSIONALLY MANUFACTURED MOVEABLE OR PERMANENT
18 STRUCTURE THAT IS DESIGNED TO PROTECT AN AREA FROM SUNLIGHT, INCLUDING AN
19 UMBRELLA, AWNING, SHADE SAIL, GAZEBO, PERGOLA OR CANOPY.

Arizona's HB 2342 Shade Structure Bill — And the Heat Fix HOAs Can Never Block

Published on June 3, 2026

Arizona HB 2342 passed the legislature with bipartisan support in 2026, heading to the governor's desk. If signed, the bill will prohibit HOAs from banning backyard shade structures — a first-of-its-kind measure in the United States. But while shade structures solve outdoor heat, there's a critical gap they don't address: heat transfer through your windows. Here's what the bill does, what it doesn't, and the indoor heat solution HOAs can't restrict.

What HB 2342 Actually Does

House Bill 2342 passed both the Arizona House and Senate and is awaiting Governor Katie Hobbs' signature. If signed, the bill takes effect approximately **September 2026** under Arizona's General Effective Date statute.

The bill's core provision: **HOAs cannot prohibit backyard shade structures**. Specifically, it bans HOA restrictions on:

- Umbrellas
- Awnings
- Shade sails
- Gazebos
- Pergolas
- Canopies

What HOAs CAN still do: Set reasonable rules on size, placement, and appearance. The bill doesn't eliminate all HOA oversight — it eliminates outright bans. So an HOA could require that a shade sail match a neutral color palette or be positioned away from the property line, but it cannot forbid the shade structure entirely.

Arizona is the first state to pass this type of legislation. The bill was motivated by a high-profile case in which a homeowner was forced by their HOA to remove a backyard shade structure, leading to a four-year legal battle. Lawmakers cited Arizona's extreme heat as a public health issue that overrides restrictive HOA covenants.