

**San Ignacio Vistas, Inc.**  
**Homeowners Association Minutes**  
**Board Meeting November 16, 2021**  
**Approved via email December 12, 2021**

The meeting was held at 4935 S View Ridge Drive. A quorum of the board was present: Marianne Bishop, Joyce Bulau, Jeff DeVaney and Glen Seela. Also present Ivonne Maldonado. No other homeowners were present.

The President called the meeting to order at 2:00 PM

**1. TREASURER – MARIANNE BISHOP**

A financial statement ending October 31, 2021 was reviewed.  
(Attachment A).

This year is the first time we will be sending the Annual Dues invoice to our homeowners via email using QuickBooks. This will be done prior to December 15.

**2. SECRETARY – MARIANNE BISHOP**

Marianne contacted our attorney regarding making changes to the rule governing garage sales as well as new language requiring a security deposit for larger projects that could damage the common area.

The following language was suggested approved by our attorney.

“In order to minimize the impact which yard sales, garage sales or other activities have on the neighborhood, each residence is limited to two sales per calendar year consisting of a maximum of three consecutive days per sale. Owners must notify the Secretary at least one week in advance of the sale.

Any sales activity in excess of this is considered business activity and will not be allowed. An Owner will be subject to a fine of \$50 per day for the first day exceeding the above limitations, \$75 for the second day and \$100 per day for each subsequent day of violation.”

A MOTION was MADE, SECONDED AND UNANIMOUSLY PASSED adopting the above language and the secretary was instructed to distribute the revised rule to our homeowners.
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**3. ARCHITECTURAL COMMITTEE – GLEN SEELA – Chair**

The homeowner on Vista Ridge Drive is awaiting the painter to change the color of his gates.

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

LANDSCAPING: The Annual Tree Maintenance will be done in late January or early February when Tom Mullen’s crew can fit us into their schedule.

**5. CONTINUING BUSINESS – None**

**6. NEW BUSINESS**

Joyce will see if she can get someone from the Fire Department to do a presentation at our annual meeting.

**7. ADJOURNMENT**

With no further business to be conducted the meeting was adjourned. The next scheduled meeting will be held at 4935 S View Ridge Drive on January 18, 2022.

Respectfully submitted,  
/s/ Marianne Bishop, Secretary

4:00 PM  
11/1/2021  
Cash Basis

SAN IGNACIO VISTAS, INC.  
Balance Sheet  
As of October 31, 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>89,098</b>			
<b>1502 · COMMERCE RESERVE</b>		<b>54,217</b>		
<b>1516 · VANGUARD -WGNIX (MV=50,869)</b>		<b>46,274</b>		<b>4,595</b>
<b>TOTAL ASSETS</b>	<b><u>89,098</u></b>	<b><u>100,491</u></b>	<b><u>189,589</u></b>	<b><u>* Rounding</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>32,081</u></b>	<b><u>26,701</u></b>	<b><u>58,782</u></b>	
			<b>189,588</b>	
<b>Total Fund Balances</b>	<b><u>89,097</u></b>	<b><u>100,491</u></b>	<b><u>189,588</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	6,920	4,320				
420 · Operating Fund Interest	236	200	1,205	3,000		
430 · Other Income		0				
4200 · Interest & Dividends						
<b>Total Revenue:</b>	<b>99,836</b>	<b>97,200</b>	<b>36,205</b>	<b>38,000</b>	<b>136,041</b>	<b>135,200</b>
<b>EXPENSES:</b>						
<b>Maintenance:</b>						
500 · Yearly Contract	25,670	30,800				
501 · Invasive Grass	2,723	4,000				
502 · Tree Trimming	2,132	4,000				
503 · Utilities	240	360				
505 · Other Maintenance	2,783	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>39,628</b>	<b>52,160</b>	<b>9,504</b>	<b>11,000</b>		
<b>Administrative:</b>						
510 · Contract Service	12,625	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	1,078	1,400				
513.3 · Office Supplies	0	50				
513.4 · Printing/Reproductio	0	2,000				
513.5 · Postage/Delivery	200	230				
513.6 · Record Storage	636	588				
<b>Total 513 · Communications</b>	<b>4,363</b>	<b>6,268</b>				
<b>Total Administrative:</b>	<b>21,238</b>	<b>31,618</b>				
<b>Other Operating:</b>						
521 · Insurance	3,664	4,000				
522 · Membership Fee - GVC	2,736	2,736				
523 · Taxes and Contingency	489	500				
<b>Total Other Operating:</b>	<b>6,889</b>	<b>7,236</b>				
<b>Total Expenses:</b>	<b>67,755</b>	<b>91,014</b>	<b>9,504</b>	<b>11,000</b>	<b>77,259</b>	<b>102,014</b>
<b>NET REVENUE (EXPENSES)</b>	<b>32,081</b>	<b>6,186</b>	<b>26,701</b>	<b>27,000</b>	<b>58,782</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>89,097</b>	<b>63,202</b>	<b>100,491</b>	<b>100,790</b>	<b>189,588</b>	<b>163,693</b>