

San Ignacio Vistas, Inc.
Homeowners Association Minutes
Board Meeting - October 17, 2023

Meeting held at: Santa Rita Springs, Anza Room
921 W. Via Rio Fuerte, GV, AZ 85622

A quorum of the Board attended: Marianne Bishop, Joyce Bulau, Jeff DeVaney, Ivonne Maldonado, Kam Morganti, Glen Seela and Amy Cordova from RSS.

Homeowners in attendance: Nancy Ludwick, Frank Ryan and Karen Winfield,

The meeting was called to order at 1:00 pm.

Frank Ryan brought to the Board his complaint regarding Lot 071. He said that the issue was not the light fixture itself, but that it was reflecting off the window that does not have a screen on it. He mentioned that if it could have a screen to stop some of the reflection that it would not bother him so much.

1. COMMITTEE REPORTS:

A. Architectural Committee – Glen Seela, Chair

There were 19 applications approved between February and September. This month Lori & Mike Johnson submitted a request for Solar. Glen confirmed that their roof was redone 2 years ago so their request is being approved. Also, the Committee approved a screen door installation for Cindy Ries.

The lighting complaint at Lot 071 was slated to be closed but remains open due to the added information presented by Mr. Ryan. Lot 071 has changed the wattage of the lightbulb. Once it was changed, there were three committee members who inspected the light and found that there was no longer an issue with the light. However, with the new findings regarding the glare, the issue will be further presented to the homeowner for correction.

B. Maintenance Sub Committee – Joyce Bulau, Chair

The committee will be getting a quote from TLC Landscaping for clearing behind two houses on Sonoran View Dr. There was recently work done on the upper portion of this street.

Joyce submitted the following two projects for approval.

Clean-up on the hillside on Camino del Sol	120 hrs. plus dump fees	\$3,240.
Cean-up near the entrance on Camino del Sol	48 hrs. x \$27 / hr.	\$1,296.

A MOTION was MADE, SECONDED and UNANIMOUSLY PASSED to approve.

Buffelgrass is a "growing" problem in the SIV and has not been treated properly by our landscaper. A quote was received from Northwest Exterminating. The County uses these experts to treat and remove buffelgrass. This grass easily reseeds by wind and is a fire hazard. It also chokes other plants around killing them.

The recommended treatment is to spray now with post emergent to curb future growth. Going forward we will also need to spray twice a year to stay on top of future growth. They will be providing a quote for treatment for the 2024 budget.

A MOTION was MADE, SECONDED AND UNANIMOUSLY PASSED to approve \$8,000 to spray post emergent as soon as possible. (See ATTACHMENT A)

Two guests from the audience volunteered to be on the Landscape sub-committee.

A MOTION was MADE, SECONDED and UNANIMOUSLY PASSED to add Karen Winfield and Nancy Ludwick to the Landscape sub-committee.

C. Social Committee, Kam Morganti

The upcoming events are:

Game Night at Canoa Ranch- Amado Rm
Holiday dinner at the Legion Club *
Secret Santa delivery
Community Garage Sale

November 10th 4-7
Dec. 15th.
Dec. 19th.
March 16

*The Boys & Girls Scout troop will be waiting tables and will use their tip money received to go toward the troop.

2. OFFICER'S REPORTS

A. President – Joyce Bulau

In previous years the HOA had an Internal Audit Committee, but the committee disbanded. Joyce and Marianne met with a local CPA to inquire about the price to have an audit done. The quote was for \$12-\$15K. The CPA advised we restaff our internal audit committee. Since there are not a lot of monthly transactions the committee can easily look at the books and check the reconciliation statements with the bank statements.

A MOTION was MADE, SECONDED and UNANIMOUSLY PASSED to approve Diana Sheets as Chair, and Lori Ague as members of the Internal Audit Committee.

The Monument on Calle Tres has been lit for the last several years by a homeowner supplying electricity; but decided to cut the cord. Marianne received a bid from Modern Electric LLC for the installation of a commercial grade solar system. The new solar panel will be located setting it in concrete on the South side of the monument to optimize collection of solar rays.

A MOTION was MADE, SECONDED AND UNANIMOUSLY PASSED approving \$968.75 to cover the purchase and installation of this system. (See ATTACHMENT B)

B. Treasurer, Marianne Bishop

The September 30, 2023, Financial Report was presented. (See ATTACHMENT C)

The board reviewed a draft budget for 2024. We are still waiting for figures from Northwest Exterminating for Buffelgrass treatment for the coming year.

After reviewing the Funding Plan for the Replacement Reserve Fund, the Financial Advisory Committee recommended a 2024 yearly assessment of \$605.

A MOTION was MADE, SECONDED AND UNANIMOUSLY PASSED approving the yearly assessment for 2024 at \$605 per lot.

C. RSS

The updated Attachment **7.1-Additions/Alterations** was sent out by email informing Homeowners of this update so that they could replace the old copy in their Owner’s Handbook. The new version is also available on our website.

A revision to Section 4.28 Lighting of the Owners Handbook was discussed.

A MOTION was MADE, SECONDED and UNANIMOUSLY PASSED to change the wording of **Section 4.28 Lighting** of Owners Handbook. (See ATTACHMENT D)

We will try to schedule a bulk trash pickup for the Monday after the community garage sale on March 18th. An email will be sent to our homeowners about these coming events.

3. Continuing Business

4. New Business

The invoice for the annual assessment will be mailed in late December. The term is 45 days with a penalty of 10% if received after February 15, 2024.

There are four Board members whose term will expire next year. Joyce Bulau, Jeff DeVaney, Ivonne Maldonado and Glen Seela have all agreed to stay on the Board for another term.

The Annual Meeting will be held at Canoa Ranch from 8-11 am on Tuesday, March 12th. Each year we have a guest speaker at our Annual Homeowners Meeting. This year the Board will try to get someone from the Fire Department.

It was suggested we create the newsletter quarterly.

5. Adjournment

The meeting was adjourned at 3:25 pm. The next meeting will be held at the Canoa Ranch GVR, Amado Room on Tuesday, November 21, 2023, at 1:00 P.M.

Respectfully Submitted,
Amy Cordova, Reliable Secretary Services



Service Agreement
Weed Control

4954 N. Shamrock Pl. Tucson, AZ 85705
24825 N. 16th Avenue #140. Phoenix, AZ 85085
18570 S. 186th Way #101. Queen Creek, AZ 85142

ATTACHMENT A

10/18/2023
Date

Joyce Bulau
Account Name

Po box 1150
Address

Green Valley AZ 85622-1150
Address (treating)

520-330-6087 /
City State Zip
sivhoa.info@gmail.com

Home Phone Business Phone Fax/e-mail

SERVICE ADDRESS

Joyce Bulau
Billing Name

Po box 1150
Address

Green Valley AZ 85622-1150
Address

520-330-6087 /
City State Zip
sivhoa.info@gmail.com

Home Phone Business Phone Fax/e-mail

BILLING

Pre-Emergent Service: Barrier applied to the soil to stop the germination of seeds. Rainfall or irrigation in the amount of 1/2" is needed within 30 days of treatment. For best results have all trash, leaves, toys, debris, etc. removed. Pre-Emergence herbicides have no effect on existing weeds.

Post-Emerge: Treatment of existing weeds. Weeds directly adjacent or within a desirable plant cannot be safely controlled.

Product Expectations: Pre-emergent products stop seeds from germinating and will not kill existing weeds resulting in 70-80% control of future weeds. Performance will improve as more services are completed in 6-month intervals. Post-emergent herbicides kill existing weeds, but will not stop future weed growth. For best results, for proper weed control Northwest recommends bi-annual pre-emergents with a monthly post-emergent application.

Treatment Area Square Footage: 20 acres Front Yard Back Yard Other **See Graph**

Bi-Monthly Service: Service-to-Service Warranty

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
Service Schedule		X	X			X	X				X	X

Quarterly Weed Service: Service-to-Service Warranty

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
Service Schedule		X	X			X	X				X	X

One-Time NO WARRANTY Post-Emergent Pre-Emergent
Total: 8000.00

Clean-Up Services
Total: _____ Square Footage: _____

Service Instructions: Please see graph for treatment. Please call Eileen Maclaren (520)444-7790.
Apply post emergent to buffel grass only per graph. product- Finale
(No removal of weeds for this service)

Terms of Agreement

This agreement shall be effective immediately, unless specified otherwise. This is a one-year agreement, automatically renewable on a service-by-service basis. Northwest Exterminating reserves the right, after the first year, to increase the regular service fee.

Plant Damage

The customer agrees that Northwest Exterminating is not responsible for incidental plant damage. The customer specifically releases Northwest Exterminating from any liability for such claims.

Customer Cooperation

The customer agrees to cooperate fully with Northwest Exterminating to insure the most effective results from the weed control service. The customer agrees to maintain their yard, remove existing weeds and water in chemical products, within two weeks of application as recommended by Northwest Exterminating.

Materials

The materials used to control weeds around the customer's premise shall conform to Federal, State and Local laws and regulations.

Please note that canceling scheduled services will result in being charged the higher initial rate reflected above for the following service.

Customer Acknowledgment (initial) [Signature]

*NORTHWEST EXTERMINATING DOES NOT REMOVE WEEDS, BRUSH OR DEBRIS UNLESS CLEAN-UP SERVICES ARE CONTRACTED. CUSTOMER ACKNOWLEDGES THE RECEIPT OF A COPY OF THIS AGREEMENT.

PRICES STATED IN THIS AGREEMENT SHALL EXPIRE IF NOT ACCEPTED WITHIN 30 DAYS.

AUTHORIZATION:

Joey Perez
Northwest Exterminating Representative

160074 10/18/2023
License Number Date

Tucson: Ph: (520) 888-2847 Lic# 4410
Phoenix North Ph: (623) 780-0908 Web: www.nwexterminating.com
Phoenix South Ph: (623) 850-2034

Accepted By: [Signature]
[Signature]
Date

Customer Selection

(Initial Box)
 Monthly Annual Total Bi- \$ 8000.00
 Quarterly Annual Total \$ _____
 One Time Total \$ _____
 Clean Up Total \$ _____
Adjustment +/- \$ _____
Total Annual = \$ 8000.00
Amount Remitted = \$ _____
Balance Remaining = \$ _____



6.59
 1.16
 1.17
 1.18
 1.19
 1.20
 1.21
 1.22
 1.23
 1.24
 1.25
 1.26
 1.27
 1.28
 1.29
 1.30
 1.31
 1.32
 1.33
 1.34
 1.35
 1.36
 1.37
 1.38
 1.39
 1.40
 1.41
 1.42
 1.43
 1.44
 1.45
 1.46
 1.47
 1.48
 1.49
 1.50
 1.51
 1.52
 1.53
 1.54
 1.55
 1.56
 1.57
 1.58
 1.59
 1.60
 1.61
 1.62
 1.63
 1.64
 1.65
 1.66
 1.67
 1.68
 1.69
 1.70
 1.71
 1.72
 1.73
 1.74
 1.75
 1.76
 1.77
 1.78
 1.79
 1.80
 1.81
 1.82
 1.83
 1.84
 1.85
 1.86
 1.87
 1.88
 1.89
 1.90
 1.91
 1.92
 1.93
 1.94
 1.95
 1.96
 1.97
 1.98
 1.99
 2.00
 2.01
 2.02
 2.03
 2.04
 2.05
 2.06
 2.07
 2.08
 2.09
 2.10
 2.11
 2.12
 2.13
 2.14
 2.15
 2.16
 2.17
 2.18
 2.19
 2.20
 2.21
 2.22
 2.23
 2.24
 2.25
 2.26
 2.27
 2.28
 2.29
 2.30
 2.31
 2.32
 2.33
 2.34
 2.35
 2.36
 2.37
 2.38
 2.39
 2.40
 2.41
 2.42
 2.43
 2.44
 2.45
 2.46
 2.47
 2.48
 2.49
 2.50
 2.51
 2.52
 2.53
 2.54
 2.55
 2.56
 2.57
 2.58
 2.59
 2.60
 2.61
 2.62
 2.63
 2.64
 2.65
 2.66
 2.67
 2.68
 2.69
 2.70
 2.71
 2.72
 2.73
 2.74
 2.75
 2.76
 2.77
 2.78
 2.79
 2.80
 2.81
 2.82
 2.83
 2.84
 2.85
 2.86
 2.87
 2.88
 2.89
 2.90
 2.91
 2.92
 2.93
 2.94
 2.95
 2.96
 2.97
 2.98
 2.99
 3.00

Area 2
 1.18
 1.19
 1.20
 1.21
 1.22
 1.23
 1.24
 1.25
 1.26
 1.27
 1.28
 1.29
 1.30
 1.31
 1.32
 1.33
 1.34
 1.35
 1.36
 1.37
 1.38
 1.39
 1.40
 1.41
 1.42
 1.43
 1.44
 1.45
 1.46
 1.47
 1.48
 1.49
 1.50
 1.51
 1.52
 1.53
 1.54
 1.55
 1.56
 1.57
 1.58
 1.59
 1.60
 1.61
 1.62
 1.63
 1.64
 1.65
 1.66
 1.67
 1.68
 1.69
 1.70
 1.71
 1.72
 1.73
 1.74
 1.75
 1.76
 1.77
 1.78
 1.79
 1.80
 1.81
 1.82
 1.83
 1.84
 1.85
 1.86
 1.87
 1.88
 1.89
 1.90
 1.91
 1.92
 1.93
 1.94
 1.95
 1.96
 1.97
 1.98
 1.99
 2.00
 2.01
 2.02
 2.03
 2.04
 2.05
 2.06
 2.07
 2.08
 2.09
 2.10
 2.11
 2.12
 2.13
 2.14
 2.15
 2.16
 2.17
 2.18
 2.19
 2.20
 2.21
 2.22
 2.23
 2.24
 2.25
 2.26
 2.27
 2.28
 2.29
 2.30
 2.31
 2.32
 2.33
 2.34
 2.35
 2.36
 2.37
 2.38
 2.39
 2.40
 2.41
 2.42
 2.43
 2.44
 2.45
 2.46
 2.47
 2.48
 2.49
 2.50
 2.51
 2.52
 2.53
 2.54
 2.55
 2.56
 2.57
 2.58
 2.59
 2.60
 2.61
 2.62
 2.63
 2.64
 2.65
 2.66
 2.67
 2.68
 2.69
 2.70
 2.71
 2.72
 2.73
 2.74
 2.75
 2.76
 2.77
 2.78
 2.79
 2.80
 2.81
 2.82
 2.83
 2.84
 2.85
 2.86
 2.87
 2.88
 2.89
 2.90
 2.91
 2.92
 2.93
 2.94
 2.95
 2.96
 2.97
 2.98
 2.99
 3.00

Area 3
 1.18
 1.19
 1.20
 1.21
 1.22
 1.23
 1.24
 1.25
 1.26
 1.27
 1.28
 1.29
 1.30
 1.31
 1.32
 1.33
 1.34
 1.35
 1.36
 1.37
 1.38
 1.39
 1.40
 1.41
 1.42
 1.43
 1.44
 1.45
 1.46
 1.47
 1.48
 1.49
 1.50
 1.51
 1.52
 1.53
 1.54
 1.55
 1.56
 1.57
 1.58
 1.59
 1.60
 1.61
 1.62
 1.63
 1.64
 1.65
 1.66
 1.67
 1.68
 1.69
 1.70
 1.71
 1.72
 1.73
 1.74
 1.75
 1.76
 1.77
 1.78
 1.79
 1.80
 1.81
 1.82
 1.83
 1.84
 1.85
 1.86
 1.87
 1.88
 1.89
 1.90
 1.91
 1.92
 1.93
 1.94
 1.95
 1.96
 1.97
 1.98
 1.99
 2.00
 2.01
 2.02
 2.03
 2.04
 2.05
 2.06
 2.07
 2.08
 2.09
 2.10
 2.11
 2.12
 2.13
 2.14
 2.15
 2.16
 2.17
 2.18
 2.19
 2.20
 2.21
 2.22
 2.23
 2.24
 2.25
 2.26
 2.27
 2.28
 2.29
 2.30
 2.31
 2.32
 2.33
 2.34
 2.35
 2.36
 2.37
 2.38
 2.39
 2.40
 2.41
 2.42
 2.43
 2.44
 2.45
 2.46
 2.47
 2.48
 2.49
 2.50
 2.51
 2.52
 2.53
 2.54
 2.55
 2.56
 2.57
 2.58
 2.59
 2.60
 2.61
 2.62
 2.63
 2.64
 2.65
 2.66
 2.67
 2.68
 2.69
 2.70
 2.71
 2.72
 2.73
 2.74
 2.75
 2.76
 2.77
 2.78
 2.79
 2.80
 2.81
 2.82
 2.83
 2.84
 2.85
 2.86
 2.87
 2.88
 2.89
 2.90
 2.91
 2.92
 2.93
 2.94
 2.95
 2.96
 2.97
 2.98
 2.99
 3.00

Area 4
 1.18
 1.19
 1.20
 1.21
 1.22
 1.23
 1.24
 1.25
 1.26
 1.27
 1.28
 1.29
 1.30
 1.31
 1.32
 1.33
 1.34
 1.35
 1.36
 1.37
 1.38
 1.39
 1.40
 1.41
 1.42
 1.43
 1.44
 1.45
 1.46
 1.47
 1.48
 1.49
 1.50
 1.51
 1.52
 1.53
 1.54
 1.55
 1.56
 1.57
 1.58
 1.59
 1.60
 1.61
 1.62
 1.63
 1.64
 1.65
 1.66
 1.67
 1.68
 1.69
 1.70
 1.71
 1.72
 1.73
 1.74
 1.75
 1.76
 1.77
 1.78
 1.79
 1.80
 1.81
 1.82
 1.83
 1.84
 1.85
 1.86
 1.87
 1.88
 1.89
 1.90
 1.91
 1.92
 1.93
 1.94
 1.95
 1.96
 1.97
 1.98
 1.99
 2.00
 2.01
 2.02
 2.03
 2.04
 2.05
 2.06
 2.07
 2.08
 2.09
 2.10
 2.11
 2.12
 2.13
 2.14
 2.15
 2.16
 2.17
 2.18
 2.19
 2.20
 2.21
 2.22
 2.23
 2.24
 2.25
 2.26
 2.27
 2.28
 2.29
 2.30
 2.31
 2.32
 2.33
 2.34
 2.35
 2.36
 2.37
 2.38
 2.39
 2.40
 2.41
 2.42
 2.43
 2.44
 2.45
 2.46
 2.47
 2.48
 2.49
 2.50
 2.51
 2.52
 2.53
 2.54
 2.55
 2.56
 2.57
 2.58
 2.59
 2.60
 2.61
 2.62
 2.63
 2.64
 2.65
 2.66
 2.67
 2.68
 2.69
 2.70
 2.71
 2.72
 2.73
 2.74
 2.75
 2.76
 2.77
 2.78
 2.79
 2.80
 2.81
 2.82
 2.83
 2.84
 2.85
 2.86
 2.87
 2.88
 2.89
 2.90
 2.91
 2.92
 2.93
 2.94
 2.95
 2.96
 2.97
 2.98
 2.99
 3.00

Area 5
 1.18
 1.19
 1.20
 1.21
 1.22
 1.23
 1.24
 1.25
 1.26
 1.27
 1.28
 1.29
 1.30
 1.31
 1.32
 1.33
 1.34
 1.35
 1.36
 1.37
 1.38
 1.39
 1.40
 1.41
 1.42
 1.43
 1.44
 1.45
 1.46
 1.47
 1.48
 1.49
 1.50
 1.51
 1.52
 1.53
 1.54
 1.55
 1.56
 1.57
 1.58
 1.59
 1.60
 1.61
 1.62
 1.63
 1.64
 1.65
 1.66
 1.67
 1.68
 1.69
 1.70
 1.71
 1.72
 1.73
 1.74
 1.75
 1.76
 1.77
 1.78
 1.79
 1.80
 1.81
 1.82
 1.83
 1.84
 1.85
 1.86
 1.87
 1.88
 1.89
 1.90
 1.91
 1.92
 1.93
 1.94
 1.95
 1.96
 1.97
 1.98
 1.99
 2.00
 2.01
 2.02
 2.03
 2.04
 2.05
 2.06
 2.07
 2.08
 2.09
 2.10
 2.11
 2.12
 2.13
 2.14
 2.15
 2.16
 2.17
 2.18
 2.19
 2.20
 2.21
 2.22
 2.23
 2.24
 2.25
 2.26
 2.27
 2.28
 2.29
 2.30
 2.31
 2.32
 2.33
 2.34
 2.35
 2.36
 2.37
 2.38
 2.39
 2.40
 2.41
 2.42
 2.43
 2.44
 2.45
 2.46
 2.47
 2.48
 2.49
 2.50
 2.51
 2.52
 2.53
 2.54
 2.55
 2.56
 2.57
 2.58
 2.59
 2.60
 2.61
 2.62
 2.63
 2.64
 2.65
 2.66
 2.67
 2.68
 2.69
 2.70
 2.71
 2.72
 2.73
 2.74
 2.75
 2.76
 2.77
 2.78
 2.79
 2.80
 2.81
 2.82
 2.83
 2.84
 2.85
 2.86
 2.87
 2.88
 2.89
 2.90
 2.91
 2.92
 2.93
 2.94
 2.95
 2.96
 2.97
 2.98
 2.99
 3.00

Modern Electric LLC
 PO BOX 1065
 Green Valley AZ 85622
 Mobile: 520-306-0594
 shandon@modernelectricaz.com
 ROC#342791
 Pekin Ins.#006242520



Estimator

Shandon Wynecoop
 Mobile: (520) 306-0594
 shandon@modernelectricaz.com

Customer

Marianne Bishop
 San Ignacio Vistas HOA
 4771 S. Prairie Hills Dr.
 Green Valley AZ 85622
 Mobile: (520) 444-7790
 sivhoa.info@gmail.com

Estimate

Job Name	Monument Lighting
Job Number	2023148
Issue Date	August 25, 2023
Valid Until	September 24, 2023

Item	Quantity	Unit Price	Amount
Finish Electrical	1 Ea	\$968.75 / Ea	\$968.75
- Install new solar pad and (2) solar spot lights - Set solar pad frame into concrete			
Price			\$968.75

 _____ Date 8/25/23

Shandon Wynecoop
 Modern Electric LLC

_____ Date _____

Marianne Bishop
 San Ignacio Vistas HOA

ATTACHMENT C

SAN IGNACIO VISTAS, INC.
 Assets, Liabilities and Fund Balances
 As of September 30, 2023

ASSETS	<u>OPERATING</u>	<u>RESERVE</u>	<u>TOTAL</u>
Checking/Savings			
120 · COMMERCE CHECKING	30,434		
123 · VMRXX - FEDERAL MONEY MARKET	<u>79,980</u>		
Total Operating Fund	<u>110,414</u>		
1502 · COMMERCE RESERVE		10,381	
1511 · VANGUARD - MM		119,478	
1518 - MALVERN PA CD		<u>50,000</u>	
Total Reserve Account		<u>179,859</u>	
			<u>290,273</u>
EQUITY			
3000 · Reserve Fund Balance			81,337
300 · Operating Fund Balance			137,525
350 · Retained Earnings-Operating			4,315
Net Income			<u>67,096</u>
Total Equity			<u>290,273</u>

SAN IGNACIO VISTAS, INC.

Expense vs Budget

As of August 30, 2023

	OPERATING		RESERVE		TOTAL	
	Actual	Budget	Actual	Budget	Actual	Budget
REVENUE:						
400 · Assessments	94,740	96,216	37,500	37,500		
410 - Transfer and Document Fee	4,950	4,000				
420 · Interest & Dividends	2,980	265				
430 · Other Income						
4200 · Interest & Dividends			4,152	3,800		
Total Revenue:	102,670	100,481	41,657	41,300	144,327	141,781
EXPENSES:						
Maintenance:						
500 · Yearly Contract	26,664	32,676				
501 · Invasive Grass	1,198	4,000				
502 · Tree Trimming	7,670	9,000				
503 · Utilities	240	240				
505 · Other Maintenance	8,577	8,000				
506 · Erosion Mitigation	440	4,000				
507 · Plant Replace	3,500	4,000				
	<u>48,289</u>	<u>61,916</u>				
4201 - Reserves - Misc Exp.			0	0		
5003 · Walls and Monuments			0	0		
5004 · Other Maintenance			0	0		
5006 · Erosion			0	0		
Total Maintenance			<u>0</u>	<u>0</u>		
Administrative:						
510 · Contract Service	11,970	15,960				
512.1 Trainee	5,000	6,000				
511 · Board	0	300				
512 · Legal	465	3,000				
513 · Communications						
513.1 · Computer/ Internet	2,800	2,500				
513.2 · Telephone	1,099	1,200				
513.3 · Office Supplies	0	500				
513.4 - Printing/Repro	53					
513.5 · Postage/Delivery	226	300				
513.6 · Record Storage	0	708				
Total 513 · Communications	<u>4,178</u>	<u>5,208</u>				
Total Administrative:	<u>21,613</u>	<u>30,468</u>				
Other Operating:						
521 · Insurance	0	3,700				
522 · Membership Fee - GVC	2,736	2,736				
523 · Taxes and Contingency	346	500				
524 - Members Socials	200	300				
Total Other Operating:	<u>3,282</u>	<u>7,236</u>				
Total Expenses:	<u>73,184</u>	<u>99,620</u>	<u>41,657</u>	<u>41,300</u>	<u>114,841</u>	<u>140,920</u>
NET REVENUE (EXPENSES)						
Beginning Fund Balance	81,336		137,525		218,861	
Ending Fund Balance	110,822		179,182		290,004	

ATTACHMENT D
SECTION 4.28 LIGHTING – OWNERS HANDBOOK

CURRENT WORDING:

Owners must ensure their exterior garage lights are in working order and on at night. (There is no other street lighting in San Ignacio Vistas.)

Existing exterior lighting mounted on the garage or house may be repaired or replaced at the Owner's discretion provided there are no modifications to the dimensions and the materials employed and the color conforms to Section 4.32 guidelines.

Owners may at their discretion provide ground mounted hooded lighting for their walkways, to illuminate flags (Section 4.17 D), water effects, vegetation and other featured items in their yards provided such lighting shall not be directed toward or interfere with surrounding Lots or Common Areas, including streets, or be directed towards the sky.

Owners may at their discretion install and operate lighting at the rear of their house to illuminate their porches and patios provided such lighting is suitably covered and of appropriate wattage.

Any other modification or installation requires AC approval.

Only white or yellow lamps (light bulbs) are permitted except for holiday lighting (Section 3.10).

Uncovered lighting, floodlights or other high intensity lighting having adverse impact on neighbors due to location, wattage or other features is not permitted.

PROPOSED CHANGED

Existing exterior lighting mounted on the garage or house was designed to shine downward because of Pima County Code, Chapter 15.12 which requires fully shielded lighting and sets limits on the total light produced at night. Existing fixtures may be repaired without approval. They may be replaced provided they are shielded to illuminate the house numbers and shine downward.

Owners must ensure their exterior garage lights are on at night as this is our only street lighting.

Uncovered lighting, floodlights or other high intensity lighting having adverse impact on neighbors due to location, wattage or other features is not permitted.

Owners may at their discretion provide ground mounted hooded lighting for their walkways, to illuminate flags (Section 4.17 D), water effects, vegetation and other featured items in their yards provided such lighting is not directed towards the sky and does not interfere with surrounding Lots.

Owners may at their discretion install and operate lighting to illuminate their porches and patios provided such lighting is suitably covered and of appropriate wattage.

Holiday lights and similar decorations are permitted not earlier than 30 days before and shall be removed no later than two weeks after the holiday.

If you have any questions you should seek pre-approval from the Architectural Committee using Attachment 7.1.