

MINUTES
San Ignacio Vistas, Inc.
Homeowners Association Board Meeting
Canoa Ranch Rec Center, Amado Rm
September, 8, 2026

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

Board Absent: None

Homeowners Present: Dale Barrington, Lucille Chavez, Bill & Lesli Choat, Al & Alice Bale, Keith Green, Ronnie Pine, Rick Rivera, Les & Lisa Warner, Judy Zabicki
George Bichler joined the meeting via phone call.

The meeting was called to order at 2pm.

Homeowner Judy Zabicki spoke to the Board regarding her qualifications for appointment with the Board to fill the current vacant seat. **(Attachment A)**

Lesli Choat voiced her thoughts on filling the vacant Board seat; she stated in her opinion the person with the next qualified number of votes from homeowners should be appointed.

1. COMMITTEE & OFFICERS REPORTS

A. ARCHITECTURAL

Glen stated the most recent homeowner's request was to add a shed to their backyard Vista Ridge Dr. That will be attached to the home. The request was approved. The homeowners will be painting the shed the color of the home.

B. LANDSCAPE

Joyce reported tree trimming has been completed; half of the trees were addressed this year, and half will be addressed in 2027.

Felix Landscape is working on one street at a time until it is completed, then the workers move to the next street.

The Board continues to work on language in the CC&R's regarding tree height and hope to have the final height decision in the near future. The term 'view lots' was brought up; there are some questions as to what determines a view lot. Is it a view of the Santa Rita's? Is it a view of the Tumacácori mountains? What and who decides that definition?

The RFP committee is getting closer to a final document for the Board to review at the October Board Meeting. Larry has completed some research on reviews of local landscapers, which also includes landscapers in Tucson. Tucson landscapers may be

higher due to travel and fuel. Joyce presented the Board with a Felix Landscape Contract for 2027 and 2028; this is a void contract and Felix Landscape will need to submit a proposal under the RFP. The desired time to mail out RFP is the first of October to allow time for bidders to complete, the committee to review, rate and report their suggestion at the November Board Meeting.

C. ROADS

Larry reported he met with members of Tucson Asphalt to determine the condition of our roads. SIV has 415,000 sq ft of roads and currently the estimate is about .50 cents per sq ft. The roads are in good condition and will be reviewed again in two years.

George Bichler, Financial Advisory Chair, stated that could be a deficit of \$150,000 in the year 2030. The Financial Advisory Committee helps determine the amount of increase, if any, for the following years to prepare for road repairs or resurfacing in the future. He stated that an update on the Reserve Study could be in our best interest; the last study was completed at the end of 2024/beginning of 2025 and was an on-site visit.

D. SOCIAL

Terri shared that Game Day is Sept. 10, BooFest is Oct. 31st, Friendsgiving on Nov. 17 and the Holiday Party is scheduled for Dec. 12.

OFFICERS REPORTS

A. SECRETARY

Fourteen homes have been sold and closed since Jan.1, 2026. The sales totaled \$5,343,700, which is an average of \$411,054 per home. Currently there are four homes for sale in SIV.

Terri Brown took the test to become Notary certified as a service to homeowners. An email will be sent to homeowners once she receives her supplies. This is a free service for our residents.

The 2027 Contract/Agreement with Two Gems Secretary Service was handed out to Board members for their review. The Contract will be up for approval at the October meeting.

B. TREASURER

The Board was provided with the current Financials. **(Attachment B)** Printing, tree trimming and drainage ditches have gone over budget. Future projects costing over \$1,000 will require a bid.

As we move into the future, going Green makes sense. To supply all new homeowners with a hard copy binder, it is \$23.50 per binder. **(Attachment C)** Linda stated that the fees we receive for each new homeowner should help cover

the cost of a binder. Joyce feels all new residents should have a hard copy and then it is their responsibility to print out emailed updates and keep their binders updated. Terri stated she would be open to sitting down with each new homeowner to help them become familiar with our website.

Laurie moved to supply each new homeowner with a hardcopy SIV Binder. Ivonne seconded the **Motion**. The vote was unanimous 6-0. No abstention.

Building the 2027 budget is in progress, Terri has been communicating with phone service providers, storage unit companies and printers to obtain the best price and with the hopes of decreasing costs for the 2027 budget.

Options to pay 2027 dues are being researched. Beyond just submitting a check, Bill Pay and Zelle are possibilities.

The traffic accident on Camino del Sol that uprooted several cactuses and damaged others is not covered under our insurance. Felix Landscape cleaned up the hillside and submitted an invoice totaling \$742. Because there is no line item for this unexpected expense, the Board agreed it would be listed under account 500 (Yearly Maintenance Contract) and 505 (Dump Fees); a note explaining the overage will be attached.

Notary cost incurred for application & testing fees as well as supplies were submitted for reimbursement. **(Attachment D)**

Ivonne moved to approve reimbursement of \$222 to Terri Brown for Notary Costs testing, application and supplies. Joyce seconded the **Motion**. The **Motion** passed unanimously 6-0. No abstention.

A quote from Cincinnati Insurance is in process for Officers & Directors Insurance. IHG emailed a quote that is over \$3,000; the Board will review the quotes and determine which one to accept.

C. PRESIDENT

A brief discussion took place regarding who to appoint to the open Board seat.

Ivonne moved to appoint Judy Zabicki to fill the open Board Seat with term ending at the 2028 Annual Meeting. Laurie seconded the **Motion**. The **Motion** passed 3-2; Glen, Ivonne, Laurie voted yes. Linda and Joyce voted no.

Homeowner, Keith Green, mentioned having volunteers to help around the neighborhood with small projects.

Larry brought up a discussion about adding more 'No Soliciting' signs at the entrances. At this time more will not be added.

Linda moved to accept the June 13, 2026 Board Minutes as written. Ivonne seconded the **Motion**. The **Motion** passed unanimously 6-0. No abstention.

2. NEW BUSINESS

No New Business

4. EXECUTIVE SESSION

None Needed

ADJOURNMENT

Ivonne moved to adjourn the meeting. Glen seconded the **Motion**. The **Motion** passed unanimously 6-0. No abstention.

Meeting adjourned at 10:19AM

Respectfully submitted,
Terri Brown, TGSS
Management Agent & Treasurer

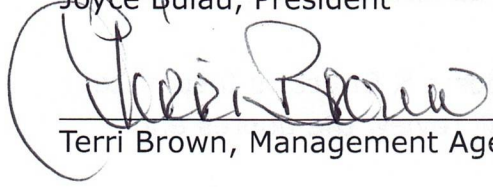
Approved on Tuesday, Sept. 8, 2026



Joyce Bulau, President

10/1/26

Date



Terri Brown, Management Agent

10/1/26

Date

Good Afternoon,

My name is Judy Zabicki I live at 1641 W Sonoran View Dr. I've lived in SIV for just over 2 yrs. I ran for the board this past election. I came to all the board meetings prior to the election to show my interest. I am a member of the social committee helping to provide activities for the neighborhood. I also have been a member of the Financial Review Committee this past year reviewing our books.

Before the election I spoke with many home owners introducing myself and asking if they had any concerns that they felt they would like addressed. The biggest one was the landscaping and cost we were paying.

I completed my paperwork for the election and resume information and turned it in before the due date of January 8th as the CC&R's require.

The reason boards have either 5 or 7 members is so there is not a tie vote. This is the reason an appointment should have been made when John Haymond stepped down.

This would not be the first board I've been served on nor would it be the first one that I would have to be elected to.

This past summer I completed my paperwork and collected over 230 signatures to run in Novembers General Election to be a member of our Santa Rita Fire District Board. I turned in the paperwork for this position on July 5th as required. I have been to every board meeting except 2 in the past 2 yrs also to show them my interest. I was notified by Pima County that I will be appointed to the board at the November board mtg.

The Santa Rita Fire District Pension Board appointed me to serve on their board last year and I currently serve.

As you know I am a retired Michigan State Police officer having served 20 yrs. While serving in 1993 I was chosen by a 5 member board to be 'Officer of the Year' for the State of Michigan,

I was elected 4 times to serve on my local governmental board back home as the New Buffalo Township Clerk for Berrien County, whose main responsibility was to handle Elections, like the one you will vote here for Pima County. I served for 11 years until I retired to move her permanently.

I think my integrity and honesty should speak for itself.

I've been coming to Green Valley since 1993 when my parents moved here, long before SIV was even built.

The thought of a board member going door to door soliciting a MALE board member to be appointed to this board is not only wrong, but sexist, discriminatory and disingenuous.

I have no ulterior motives but to serve my community, which I believe I have already proven.

Thank you for your time.

SAN IGNACIO VISTAS, INC.
BALANCE SHEET
As of August 31, 2026

CURRENT ASSETS

		OPERATING	RESERVE	TOTALS	
SOUTHWEST HERITAGE BANK		6,844	\$ 1,000		
VMRXX VANGUARD CASH RSERVES		53,480			
VMFXX VANGUARD FEDERAL MM			27,753		
INVESTMENTS:	INITIAL INVESTMENT		BOOK VALUE		CURRENT GAIN/LOSS
VFIAX 500 INDEX ADMIRAL	60,777		85,850		\$ 25,073
US TREASURY NOTE (Matures 2-15-35)	82,672		79,628		(3,044)
VTHRX TARGET RETIREMENT 2030 INVESTOR	25,000		32,333		7,333
US TREASURY SECURITY STRIP (Matures 11/15/40)	79,620		74,388		(5,233)
					\$ 29,362
TOTAL CURRENT ASSETS		\$ 60,324	\$ 300,951	\$ 361,275	

VANGUARD STATEMENT

VMRXX VANGUARD CASH RSERVES	\$ 53,480
VMFXX VANGUARD FEDERAL MM	27,753
VFIAX 500 INDEX ADMIRAL	85,850
US TREASURY NOTE	79,628
VTHRX TARGET RETIREMENT 2030 INVEST	32,333
US TREASURY SECURITY STRIP (Matures 2040)	74,388
	<u>\$ 353,431</u>

SOUTHWEST HERITAGE STATEMENTS

OPERATING CHECKING	\$ 6,844
RESERVE CHECKING	1,000
	<u>\$ 7,844</u>

\$ 361,275

Total Dues Income: \$151,620
\$665/Lot x 228 Lots

San Ignacio Vistas, Inc.
Actual vs Budget
As of August 31, 2026

	OPERATING		RESERVE		TOTAL	
	*Actual	Budget	Actual	Budget	Actual	Budget
REVENUE:						
400 - Assessments/Dues	108,585	109,420	42,200	42,200	150,785	151,620
410 - Transfer-Doc Fees	5,200	5,600				
420 - Dividend/Interest	4	4,000				
430 - Other Income						
4200-Dividend/Interest				6,000		
Total Revenue	113,789	119,020	42,200	48,200		
EXPENSES:						
Administrative:						
510-Contract Service	12,416	18,624				
511-Board	214	500				
512-Legal	597	2,000				
513.1 Computer/Internet	850	2,000				
513.2 Telephone	990	1,000				
513.3 Supplies	258	400				
513.4 Printing	1,214	600				
513.5 Postage	277	400				
513.6 Storage	708	708				
TOTAL ADMINISTRATIVE	17,524	26,232				
Maintenance:						
500 - Yearly Contract	37,748	52,608				
501 - Invasive Grasses	4,541	16,000				
502 - Tree Trimming	6,060	6,000				
503 - Utilities	150	150				
505 - Other/Dump Fees	1,994	3,000				
506 - Drainage Channels	6,600	4,000				
5001 - Curbs & Sidewalks						
TOTAL MAINTENANCE	57,093	81,758				
Other Operating:						
521 - Insurance	268	4,800				
522 - GVC	3,192					
523 - Tax/Contingency	92	2,000				
524 - Social	400	400				
TOTAL OTHER OPERATING	3,952	7,200				
TOTAL EXPENSES:	78,568	115,190				
NET REVENUE (EXPENSES)	35,220	3,830	42,200	48,200		

NOTES:

**400-Assessments (One property has gone back to the bank and dues are in arrears)

Prepared by Terri Brown, Treasurer
Date: 9/4/2026

QUOTE ESTIMATE #4223**Handbook**

1 × (8.5 × 11.0)

Pages: 118

Media: 20# Bond White

Printing: Black Single Sided (1/0)

PDF proof (\$0.00)

*DO NOT PRINT - I am looking for what it costs to print one complete binder to present to the HOA.*Created **August 31, 2026**Expires **September 30, 2026***Print & Copy / Black & White Print**Cover Type: Self-Cover**Cutting: None**Stapling: None**2 or 3 Hole Punch: 3 Hole Punch**Coil Binding: None*

Estimate	Qty	Price	
Handbook - Single Sided 111 pages, 4pp/sig, 8.5 × 11.0 Black & White Print / Print & Copy, Self-Cover 20# Bond White - Black Single Sided(1/0) No proof Cutting: None, Stapling: None, 2 or 3 Hole Punch: 3 Hole Punch, Coil Binding: None 5 Files, 111 Single Sided Pages 3 Hole Punched, Price includes 1" 3 Ring Binder. Typical Turnaround 1-2 Days, TAX NOT INCLUDED	1	\$23.50	Add to Cart (/quotes/4223/estimate/7397/order?quantity=1.00)



Notaries.com

(<https://www.notaries.com/>)

Attachment 12
* Prep Course
+ Supplies

Client #: 2672786

07/18/2026

Billing Information

Account Created:	07/10/2026	Name on Card	Terri Lynn Brown
Name	Terri Lynn Brown	Card Number	xxxx-xxxx-xxxx-xxxx
Email (Logon):	sunshine92359@gmail.com	Address	1657 W Sonoran View Dr
Expiration	01/01/1900	City	Green Valley, AZ 85622

Products Purchased

Product #	Product Name	Amount
9	Bond(t) - AZ 4 Year- \$5,000 - New - HNB	
8469	Required Journal of Notarial Acts (Keep records of your notarizations)	
1170	HNB Self-Inking Notary Stamp (Pink)	
1329	E&O AZ Insurance(t) - \$ 10,000 - HNB	
11326	*Online Notary Education Prep Course (AZ) - HNB	
1465	UPS Ground	

Order Total:

179.95

vRL

pd in full
cc ending 9018

\$179 Prep Course + Supplies
43 Filing fee

\$222