

**San Ignacio Vistas, Inc.**  
**Homeowners Association Minutes Board Meeting**  
**September 12, 2024**

**Meeting held at:** GVR, Canoa Ranch Recreation Center in the Amado Room

**A quorum of the Board attended:** Marianne Bishop, Bob Bybee, Joyce Bulau, Jeff DeVaney, Ivonne Maldonado, Kam Morganti and Glen Seela and Amy Cordova from RSS. The meeting was called to order at 1:00 pm.

**1. COMMITTEE REPORTS:**

**A. Architectural, Glen Seela, Chair**

There have been fourteen applications processed since April. Most of them are for paint requests. The committee met in June to review the AC handbook and hand out new paint books to the committee. (See Attachment A)

**B. Maintenance Committee,**

**Landscape Sub-Committee, Joyce Bulau Chair**

Joyce Bulau presented the committee report. (See Attachment B)

Authorization was requested to replace the small concrete bench at the north end of Prairie Hills with a larger metal bench, we will relocate the smaller bench.

A MOTION was MADE, SECONDED AND UNANIMOUSLY APPROVED to purchase another bench for the common area.
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We discovered a section of sidewalk that buckled because of heat and were able to have a cut made so that it would lie down. This saved quite a bit of money because there was no need to replace concrete.

Felix Landscaping will continue to spray post emergent and pre-emergent to Buffelgrass before it becomes dormant. This work is still covered in this year's contract.

Discussion began on restructuring the 2025 Maintenance Contract for the Common Area. This will be presented at the October meeting.

**C. Social Committee, Kam Morganti**

There are two new members of the social committee, Sara Sizemore, and Cathy Anderson. The next social will be on October 10, Game Night at Canoa Ranch with Jeff DeVaney as the chair. More events have been planned and as soon as confirmation is received from GVR regarding approval of their locations we will broadcast information to homeowners.

We will locate sandwich boards at each of our entrances to advertise upcoming meetings. The social committee will place signs on the mailboxes and take them down.

## 2. Officer's Reports:

### A. **President's Report**, Joyce Bulau

Large flocks of Pigeons roosting on homes in the subdivision has become a nuisance. This is caused when the bird feeders are not pigeon proof. Once the Board discovered the health issues they cause, an email was sent to homeowners urging them to stop feeding the birds unless their feeders are pigeon proof. The Secretary will continue to work on this issue until we find a solution.

### B. **Treasurer, Marianne** Bishop

Financial Report was presented as of August 31, 2024 (See Attachment C)

A MOTION was MADE, SECONDED, AND UNANIMOUSLY APPROVED to approve the financial report ending August 31, 2024

A draft of the 2025 Budget will be presented at the October meeting.

### C. **Secretary**, Amy Cordova

A new lighting quote (See Attachment D) for the del Sol Monument was reviewed. The estimate includes replacing the existing monument lighting with a new low voltage system by installing four low volt spotlights, removing the panels from our old TEP service, and installing two outlets for holiday lighting with a timer.

A MOTION was MADE, SECONDED, AND UNANIMOUSLY PASSED to approve hiring Modern Electric Company to install the new electrical system for \$2,000.

Respectfully Submitted,  
Amy Cordova, Secretary  
Reliable Secretary Services

**ATTACHMENT A**

**ARCHITECTURAL COMMITTEE (AC)  
SEPTEMBER 2024**

<b>LOT</b>	<b>REQUEST</b>	<b>ACTION</b>	<b>DATE</b>
163	PAINTE APPLICATION	APPROVED	4-15-24
223	ROOF APPLICATION	APPROVED	4-18-24
167	COURTYARD PAVERS APPLICATION	APPROVED	4-18-24
167	SOLAR SCREENS APP	APPROVED	4-21-24
072	SOLAR INSTALLATION APP	APPROVED	4-25-24
072	ROOF APP	APPROVED	4-30-24
095	ROOF APP	APPROVED	5-1-24
052	PAINT APP	APPROVED	5-15-24
170	PAINT APP	APPROVED	5-20-24
146	PAINT APP	APPROVED	5-20-24
059	PAINT APP	APPROVED	6-18-24
030	ROOF APP	APPROVED	6-25-24
049	GATE APP	APPROVED	7-22-24
027	PAINT APP	APPROVED	8-24-24
216	GARAGE PAINT APP	APPROVED	9-2-24
032	WINDOWS REPLACEMENT APP	APPROVED	9-2-24

## ATTACHMENT B

### Landscaping Comments

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On August 28<sup>th</sup>, Barry and I took a ride around with Amando. He asked if I would take notes, which I did, and he was sent a copy. On the 28th our regular two guys were working on the four corners area down to the highway. They were back again on the 29th to take care of some of the items from the ride around list.

On View Ridge Dr. they cleaned all the round rock areas that we installed. They also did some work on Meadow Ridge, with cleaning around the rock art and weed whacking along the curb down to the table area (this area still needs more attention). They also cut the weeds in the open area, across the street from the table & bench.

We have spent our money the past couple of years on doing things like the endcaps on Vista Ridge, putting rock circles along View Ridge, adding plants on different hillsides, all to improve the look. This year, we are adding 'Bishop's corner' located at the curve on View Ridge & Vista Ridge. I requested that we include the drainage ditch, with the manhole cover, when this area is done.

We have people wanting different things like; more benches, cut all the grass down, do away with the grass and stone on the hillsides, and do more to make them look better. Questioned on why we would only cut three feet - it looks bad. We should do the whole hillside before going to the next one, just have them bring in more workers to do this. I advised her this would increase our cost as we pay per man hours. She did not want that. The drainage areas also need attention more than once a year. Make the second visit after the seed pods have all dropped. The bench issue: we could add one or two at the area at the curve on View Ridge, where the big tree is, or across the street from the mailbox in the same area.

I called two other landscaping companies, one visited with me after our discussion, he said that he did not have the manpower to take us on. The second did not return my calls - called three times. Marianne said she was going to call a couple of other companies.

My personal thoughts are that we do the whole street before moving to the next one and pay the extra cost. We could do them three times a year, which would mean less growth, and they may look better longer. I suggest we replace a plant when one dies, and do not take anymore plants from homeowners.

I also think we could use another bench or two as we have lots of walkers. The open area on View Ridge has a bench. We need to make sure that we keep this whole area cut down. There is a schedule for spraying **(item 5 of contract)** The spraying of the buff grass is a **separate cost item** not included in this contract.

By: Joyce Bulau, Landscaping Chair

# ATTACHMENT C

## SAN IGNACIO VISTAS, INC. Assets, Liabilities and Fund Balances As of August 31 2024

ASSETS	<u>OPERATING</u>	<u>RESERVE</u>	<u>TOTAL</u>
Checking/Savings			
120 · COMMERCE CHECKING	9,152		
123 · VMRXX - FEDERAL MONEY MARKET	<u>94,157</u>		
Total Operating Fund			<u>103,309</u>
1511 · VANGUARD - MM		48,965	
1502 · COMMERCE RESERVE		3,069	
1519 · 500 INDEX ADMIRAL		41,048	
1520 · GOLDMAN SACHS		<u>60,000</u>	
Total Reserve Account			<u>153,082</u>
Accounts Receivable			<u>-735</u>
150 · Assessments Receivable Annual			<u>255,656</u>
EQUITY			
300 · Operating Fund Balance			81,337
3000 · Reserve Fund Balance			137,525
350 · Retained Earnings-Operating			42,075
Net Income			<u>-5,281</u>
TOTAL EQUITY			<u>255,656</u>

**San Ignacio Vistas, Inc.**

Expense vs Budget

As of August 31, 2024

	OPERATING		RESERVE		TOTAL	
	Actual	Budget	Actual	Budget	Actual	Budget
<b>REVENUE</b>						
400- Assessments	99,180	99,180	38,760	38,760	137,940	137,940
410- Transfer/Doc Fees	2,400	2,400				
420-Dividends/Interest	3,350	2,600				
430-Other Income						
4200- Dividends/Interest			5,473	4,000		
Total Revenue	104,930	104,180	44,233	42,760	149,163	146,940
<b>EXPENSES:</b>						
<b>ADMINISTRATIVE</b>						
510-Contract Service	15,380	22,800				
511-Board	211	400				
512-Legal	510	3,000				
513-Communication						
1 Computer	1,091	3,000				
2 Telephone	1,316	1,800				
3 Supplies	165	360				
4 Printing	135	600				
5 Postage	232	300				
6 Storage	0	708				
TOTAL ADMINISTRATIVE:	19,040	32,968				
<b>MAINTENANCE</b>						
500-Yearly Contract	23,736	35,600				
501-Invasive Grasses	14,622	17,000				
502-Tree Trimming	7,250	7,000				
503-Utilities	150	140				
505-Other Maint.	8,409	10,000				
507-Plant Replacement	820	3,000				
5000-Street Repairs			68,314	70,000		
5003-Monuments/Walls			8,080	10,000		
5004-Other Maint			500	-		
TOTAL MAINTENANCE:	54,987	72,740	76,894	80,000		
<b>Other Operating</b>						
521-Insurance		4,200				
522-GVC	3,192	3,192				
523 Tax/Contgency	205	2,000				
524 Social	126	400				
TOTAL OTHER OPERATING	3,523	9,792				
<b>TOTAL EXPENSES</b>	<b>77,550</b>	<b>115,500</b>				
<b>NET REVENUE (EXPENSES)</b>	<b>27,380</b>	<b>(11,320)</b>	<b>(32,661)</b>	<b>(37,240)</b>		
Beginning Fund Balance:	81,337		137,525			
Ending Fund Balance:	108,717		104,864			

**Modern Electric LLC**  
1075 N. Bessett Ave. #3  
Green Valley AZ 85614

Mobile: 520-306-0594

shandon@modernelectricaz.com

ROC#342791

Pekin Ins.#006242520



**Estimator**

Shandon Wynecoop

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**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	West Entrance Lighting Rehab
Job Number	2024394
Issue Date	May 25, 2024
Valid Until	June 24, 2024

Item	Quantity	Unit Price	Amount
<b>Finish Electrical</b>	<b>1 Ea</b>	<b>\$2,000.00 / Ea</b>	<b>\$2,000.00</b>
<ul style="list-style-type: none"> <li>-Demo Existing monument lighting</li> <li>-Install new low voltage light timer</li> <li>-Install (4) new low volt spot lights</li> <li>-Demo existing TEP service</li> <li>-Install (2) outlets for holiday lighting and timer</li> </ul>			
<b>Price</b>			<b>\$2,000.00</b>

Date 5/25/24

Shandon Wynecoop  
Modern Electric LLC

Marianne Bishop  
San Ignacio Vistas HOA

Date \_\_\_\_\_

