

San Ignacio Vistas, Inc.
Homeowners Association Minutes
Board Meeting - February 13, 2024

Meeting held at: Canoa Ranch Recreation Center, Amado Room

A quorum of the Board attended: Marianne Bishop, Joyce Bulau, Jeff DeVaney, Ivonne Maldonado, Kam Morganti, Road Committee Chair Pat Imgrund, and Amy Cordova from RSS.

The meeting was called to order at 1:00 PM

Committee Reports:

Audit: Marianne Bishop presented the report for Diana Sheets, Chair of Audit Committee. She reported that the committee has reviewed all the financials for the year and that they looked good.

Maintenance: The electrical fixtures and painting for the monuments have already been approved.

Landscape: Felix Landscaping is doing a great job cutting back all of the weeds and cleaning behind the homes. Some homeowners have voiced concerns about the water on the roads. It is rainwater from underground aquifers. It drains down from the hillside.

Road: Pat Imgrund said that Tucson Asphalt will be here on March 5th to seal the roads. They are going to repair the surface and crack seal. As we get closer to the date, Pat will contact them to find out a more exact date. They will begin on the North end of Harvest Moon. They indicated they will be working all four days. We will send out a notice by email and post something on the mailboxes prior to the work being done.

Pat said they are researching seal planning. He has contacted several companies, and they recommend the roads be seal coated. The basic seal coat comes from Tucson Asphalt at about \$62k which includes restriping the road. The Polymer Master seal that was recommended is \$68k, with only a \$6k difference but it can last 1-2 years longer than the basic seal. The HA5 product is a premier product which can last 7-9 years but it is a lot more expensive, almost double the price. (see attachment A)

Tucson Asphalt has an opening this April of 2024 to do the work. After discussion, the Board agreed to continue to work with Tucson Asphalt for the seal work instead of selecting another company. They also agreed to use the Polymer sealer.

A motion was MADE, SECONDED, and UNANIMOUSLY PASSED to hire Tucson Asphalt to seal the roads and to have them done this year.
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Architecture: Amy Cordova reported for Chair, Glen Seela that there have been 5 applications since the meeting in January. There were three soldier wall applications, one paint, and a slump wall extension application.

Officer's Reports:

Treasurer: Marianne Bishop, Treasurer, presented Financial Report as of January 31, 2024. (see attachment B)

A motion was **MADE, SECONDED, and UNANIMOUSLY PASSED** to approve the Budget.

There are 14 people who have not paid their dues yet. We will be calling the remaining people to remind them this week.

Marianne updated the RRP Report to reflect the current totals and brought it up to date. The interest is predicted to be 4% for this year, which will help put more money into the reserves. There is predicted to be an increase in the homeowner's dues next year, but with the increase in interest rates that may offset the increase.

Secretary: The date was set for the notice of meeting to owners.

A MOTION was MADE, SECONDED, and UNANIMOUSLY APPROVED to move the set record date to determine homeowners entitled to "Notice" to January 31st.

Amy Cordova, Secretary, reviewed the PowerPoint presentation that will be presented at the annual board meeting in March.

Continuing Business, none to report

New Business, none to report

Adjournment

Next Board Meeting: 3/12/2024 - Annual Board Meeting

Place: Canoa Hills GVR-Saguaro Rm.

Time: 8:30 am, Registration and Breakfast at 8:00 am.

Respectfully Submitted,
Amy Cordova, Assistant, Reliable Secretary Services

ATTACHMENT A

SIV ROAD SUB-COMMITTEE MEETINGS AND CONVERSATIONS WITH VARIOUS ASPHALT PROFESSIONALS IN DECEMBER 2023 AND JANUARY AND FEBRUARY 2024

Jeff Devaney, Randy Aronson and Pat Imgrund, chair, met onsite in SIV with Kevin Siegfried of Tucson Asphalt, Gabe Tijerina of SealMaster, Blas Verdugo of Tucson Asphalt, and Mike Polletta of Holbrook Asphalt on different days. Pat has also had phone conversations and email exchanges with Kevin, Gabe and Mike. These contacts took place to discuss the crack seal and other warranty work by Tucson Asphalt which is to commence March 5th and an unscheduled sealcoat. This is a brief summation of those meetings and conversations.

Blas assured us that most of the road cracks would be sealed. Deery 220 would be the sealant and the cracks would be top-banded using a squeegee. We will be watching the process to ensure the sealing meets our expectations.

While exploring the possible sealcoat products and companies we have been given various opinions, but one thing that was consistent with all four of these professionals is that SIV roads would be best served if the sealcoat was done in 2024 instead of 2025. In a phone conversation that Pat had with Jacob Boley, Pima County DOT Pavement Preservation Manager, Jacob said the same thing (he also stated all things related to asphalt have approximately doubled in price the the last 5 years). They all believe that SIV roads are losing vital oils and suffering from oxidation, which will shorten the lifespan of the overlay. Currently the asphalt industry is recommending the sealing of new asphalt within the first year of being laid. Tucson Asphalt had previously recommended to us that 4 to 5 year after the overlay the roads should be sealcoated for the first time.

Historically SIV roads have been sealcoated with Masterseal, which is the least expensive product the SealMaster offers and has the shortest service life (3 to 5 years). Gabe recommended we use Polymer Modified Masterseal (PMM), which would cost about 20% more and last longer (4 to 6 years).

We have received from Kevin two proposals. Masterseal at \$62,460.20 and PMM at \$68,323.85.

In our meeting with Mike, he recommended HAS as the best product for SIV roads. It is a premier product which he said would have a service life of 7 to 10 years. He will be giving us a cost estimate before the February board meeting and will followup with a more detailed proposal and supporting documentation before the SIV annual meeting.

Pat had a conversation with William Braden of the SIV II road committee about their experience with HAS, which was installed on their roads in 2016 and was chip sealed over in July 2023. William felt it was the wrong product to use on their roads and performed poorly. It was 7 years old when their roads were chip sealed.

In a followup phone conversation with Gabe, Pat asked about SealMaster Liquid Road, which is their premier product. He felt that SIV would get the most bang for the buck with PMM. He did say that Tucson Asphalt does have the equipment to apply Liquid Road. Pat will followup with Kevin about the cost of applying Liquid Road.

ATTACHMENT B

SAN IGNACIO VISTAS, INC.
 Assets, Liabilities and Fund Balances
 As of Jan 30 2024

ASSETS	<u>OPERATING</u>	<u>RESERVE</u>	<u>TOTAL</u>
Checking/Savings			
120 · COMMERCE CHECKING	60,419		
123 · VMRXX - FEDERAL MONEY MARKET	61,112		
Total Operating Fund			<u>121,531</u>
1511 · VANGUARD - MM		213,336	
1502 · COMMERCE RESERVE		8,738	
Total Reserve Account			<u>222,074</u>
150 · Assessments Receivable Annual			<u>343,605</u>
 EQUITY			
300 · Operating Fund Balance			81,337
3000 · Reserve Fund Balance			137,525
350 · Retained Earnings-Operating			42,075
Net Income			82,668
 TOTAL EQUITY			<u>343,605</u>

San Ignacio Vistas, Inc.

Expense vs Budget

1-31-2024

	OPERATING		RESERVE		TOTAL	
	Actual	Budget	Actual	Budget	Actual	Budget
REVENUE						
400- Assessments	67,860	99,190	38,708	38,750	106,568	137,940
410- Transfer/Doc Fees	400	2,400				
420-Dividends/Interest	276	2,600				
430-Other Income						
4200- Dividends/Interest			791	4,000		
Total Revenue	68,536	104,190	39,499	42,750	108,035	146,940
EXPENSES:						
ADMINISTRATIVE						
510-Contract Service	1,930	22,800				
511-Board		400				
512-Legal		3,000				
513-Communication						
1 Computer	90	3,000				
2 Telephone	156	1,800				
3 Supplies	46	360				
4 Printing		600				
5 Postage		300				
6 Storage		708				
TOTAL ADMINISTRATIVE:	2,222	32,968				
MAINTENANCE						
500-Yearly Contract	2,967	35,600				
501-Invasive Grasses	3,000	17,000				
502-Tree Trimming		7,000				
503-Utilities	150	140				
505-Other Maint.		8,000				
507-Plant Replacement		3,000				
5000-Street Repairs				70,000		
5003-Monuments/Walls			1,650	10,000		
TOTAL MAINTENANCE:	6,117	70,740		80,000		
Other Operating						
521-Insurance		4,200				
522-GVC	3,192	3,192				
523 Tax/Contngency		2,000				
524 Social		400				
TOTAL OTHER OPERATING	3,192	9,792				
TOTAL EXPENSES	11,531	113,500				
NET REVENUE (EXPENSES)	57,005	(9,310)	37,849	(37,250)		
Beginning Fund Balance:	81,337		137,525			
Ending Fund Balance:	138,342		175,374			

Prepared by: M. Bishop, Treasurer

Date: 02/4/2024