

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

Meeting held at: GVR, Desert Hills Recreation Center, Rm. B Meeting

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

Homeowners in attendance: Scott and Mary Anne Bower.
The meeting was called to order at 2:00 pm.

1. COMMITTEE REPORTS:

A. Architectural, Glen Seela, Chair

There have been three applications processed since our last meeting.
(Attachment A)

**B. Maintenance Committee,
Landscape Sub-Committee, Joyce Bulau, Chair**

Joyce Bulau presented the committee report. (Attachment B)
The outside area of homes, ten feet behind the wall, will be done at the end of December. The new contract begins in January. In 2025 workers will complete each street before going to the next. During the Monsoon grasses will not be cut since we tried that in 2024 and found that it was not cost effective.

C. Road Sub-Committee, Pat Imgrund, Chair

Pat Imgrund reported a white mineral deposit (efflorescence) coming up from cracks on Hidden Crest Ct. He reached out to GV Water District, but they found no leaks in their system. He asked Tucson Asphalt if they could give him their opinion as to the cause.

Pat reminded us that we have reflectors glued to the curbs of the sidewalk and the Common ground. In the past two years at least forty reflectors have come loose, caused by cars running over them while parking. Also, fluctuation in temperature could be affecting the glue. It is a back-breaking, time-consuming effort to reattach them. We need to find an alternative as we have come to rely on these reflectors at night.

We will be conducting a test using a different application which will only be installed on the Common ground side of the street. These reflectors will be tested on View Ridge Drive. It should be less costly and easier to install.

D. Social Committee, Kam Morganti, Chair

The final notice for the Holiday Dinner will be sent out on December 2nd. The Holiday dinner will be from 5-8 pm on Friday, Dec.13th.

2. OFFICER'S REPORTS: President's Report, Joyce Bulau, Chair

1) President's Report (Attachment C)

2) Accepted Bob Bybee's resignation and interviewed Scott Bower to fill position.

A MOTION was MADE, SECONDED, AND UNANIMOUSLY PASSED to fill the Board position with Scott Bower.

A. Treasurer, Marianne Bishop

- 1) Financial Report as of October 31, 2024, was presented (Attachment D)

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

- 2) The Budget for 2024 was reallocated.
3) The Budget for 2025 was presented (Attachment E)

A MOTION was MADE, SECONDED, AND UNANIMOUSLY PASSED to approve the Operating Budget for 2025.

- 4) The Financial Advisory Committee does an annual review of the Funding Plan for the Reserve Fund. Their recommendation to the Board was to raise the 2025 dues by \$25.

A MOTION was MADE, SECONDED, AND UNANIMOUSLY PASSED to approve the increase in annual dues for 2025 to \$630.

We had a professional review of our reserves in 2017. The Financial Advisory Committee recommended that we hire Association Reserves to review our Funding Plan by performing an on-site visit. Their quote was \$2,230.

A MOTION was MADE, SECONDED, AND UNANIMOUSLY PASSED to hire Association Reserves to perform a study scheduled for January 2025.

B. Secretary, Amy Cordova

Invoices for the 2025 dues will be mailed to every homeowner in early January with a due date of February 15, 2025.

3. CONTINUING BUSINESS, nothing to report.

4. NEW BUSINESS, none.

5. ADJOURNMENT at 3:09 pm.

Respectfully Submitted,
Amy Cordova, Secretary
Reliable Secretary Services

Next Meeting: 2 PM Monday, January 13, 2025 @ GVR Canoa Ranch, Amado Room

ATTACHMENT A

**ARCHITECTURAL COMMITTEE {AC}
NOVEMBER 2024**

LOT	REQUEST	ACTION	DATE
085	FLAGPOLE AND LIGHT INSTALLATION	APPROVED	10-21-24
080	SECURITY DOOR INSTALLATION	APPROVED	10-20-24
114	WINDOW REPLACEMENT	APPROVED	10-29-24

ATTACHMENT B

LANDSCAPING REPORT

November 2024

We revised our contract with Felix Landscaping on how we want our general landscaping done.

1. Complete a street, including any special attention needs, such as two or three plants all grown together, and removal of dead plants. For View Ridge Dr. the stone round circles will be cleaned as needed.
2. We will have three workers.
3. We will not be removing any plants from homeowners' yards to be planted in our open spaces.
4. We will have a second contract with Felix Landscaping for buffelgrass.
5. The trees along Del Sol will be trimmed back when the hillside is done.

We still need to do the areas behind the homes along the exterior brick walls on Gloria Vista, Gloria View Ct., and Del Sol hillside to complete this year's contract.

We received a complaint from Toni Larson at 4839 View Ridge Dr. on 11/4 about weeds along her side and backyard. Her property is next to an open space. I called Amando to get a date for cleanup and he advised me that it would be the first or second week of December. I visited with her, and she was okay with this. The last time this area was cut they did only half of the open area. Surprise, the area off View Ridge was cleaned on Saturday the 9th.

They are working on Gloria Vista and have weed wacked.

I reviewed the street on 11/11 and have noted items that I think should be done.

ATTACHMENT C

PRESIDENT REPORT NOVEMBER 2024

Landscaping: We have a new contract with Felix landscaping for 2025. should you get any comments or questions on the cutting behind our homes. I spoke with flex on the 6th and he said he would be starting gloria view the 1st week of December and he would include cutting the open space off the view ridge. We are looking at the 3rd or last week of December for cutting along behind our homes.

Del Sol entry: We have new lights-they are not as bright.

Opening on the Board: Bob Bybee has married and will be putting his home on the market.

As your president, I went looking for another man to fill the open slot. I visited with seven homeowners and here are some responses; "didn't want to be on any board, some laughs while shaking their head no, too busy." I did get two members that showed interest and said yes.

I invited the two gentlemen to come to our meeting today so they would have an idea of just what their board does. brent lives on King Arthur court and Scott's home is on Meadow Ridge Dr. they are both year-round members.

ATTACHMENT D

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

ASSETS	<u>OPERATING</u>	<u>RESERVE</u>	<u>TOTAL</u>
Checking/Savings			
120 · COMMERCE CHECKING	9,773		
123 · VMRXX - FEDERAL MONEY MARKET	<u>69,817</u>		
Total Operating Fund			<u>79,590</u>
1502 · COMMERCE RESERVE		6,729	
1511 · VANGUARD - MM		34,294	
1519 · 500 INDEX ADMIRAL		53,198	
1520 · GOLDMAN SACHS		<u>60,000</u>	
Total Reserve Account			<u>154,221</u>
Accounts Receivable			<u>-735</u>
150 · Assessments Receivable Annual		*	<u>233,076</u>
Liabilities			
Accounts Payable			<u>-3,741</u>
EQUITY			
300 · Operating Fund Balance			81,337
3000 · Reserve Fund Balance			137,525
350 · Retained Earnings-Operating			42,075
Net Income			<u>-24,122</u>
TOTAL EQUITY		*	<u>233,074</u>

*Rounding

San Ignacio Vistas, Inc.

Expense vs Budget

As Oct 31, 2024

	OPERATING		RESERVE		TOTAL	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
REVENUE						
400- Assessments	99,180	99,180	38,760	38,760	137,940	137,940
410- Transfer/Doc Fees	2,400	3,000				
420-Dividends/Interest	4,010	4,500				
430-Other Income						
4200- Dividends/Interest			5,825	6,000		
Total Revenue	<u>105,590</u>	<u>106,680</u>	<u>44,585</u>	<u>44,760</u>	150,175	151,440
EXPENSES:						
ADMINISTRATIVE						
510-Contract Service	19,180	22,800				
511-Board	211	400				
512-Legal	510	500				
513-Communication						
513.1 Computer	2,844	3,000				
513.2 Telephone	1,648	1,800				
513.3 Supplies	265	360				
513.4 Printing	135	600				
513.5 Postage	232	300				
513.6 Storage	0	708				
TOTAL ADMINISTRATIVE:	<u>25,025</u>	<u>30,468</u>				
MAINTENANCE						
500-Yearly Contract	29,670	35,600				
501-Invasive Grasses	17,493	17,000				
502-Tree Trimming	7,550	7,000				
503-Utilities	150	140				
505-Other Maint.	9,461	16,000				
507-Plant Replacement	820	3,000				
5000-Street Repairs			68,314	70,000		
5001 · Curbs/Sidewalks			190			
5003-Monuments/Walls			9,230	10,000		
5004-Other Maint			500	-		
TOTAL MAINTENANCE:	<u>65,144</u>	<u>78,740</u>	<u>78,234</u>	<u>80,000</u>		
Other Operating						
521-Insurance	4,054	4,200				
522-GVC	3,192	3,192				
523 Tax/Contngency	500	2,000				
524 Social	164	400				
TOTAL OTHER OPERATING	<u>7,910</u>	<u>9,792</u>				
TOTAL EXPENSES	<u><u>98,079</u></u>	<u><u>119,000</u></u>				
NET REVENUE (EXPENSES)	7,511	(12,320)	(33,649)	(35,240)		
Beginning Fund Balance:	81,337		137,525			
Ending Fund Balance:	88,848		103,876			

ATTACHMENT E
SAN IGNACIO VISTAS, INC
2025 APPROVED BUDGET
BOARD 11-12-2024

Dues @ \$630 lot - \$143,640	<u>OPERATING</u>	<u>RESERVE</u>
400 · Assessments	103,727	
410 · Transfer- Doc.Fees	6,000	
420 · Interest	4,000	
Total Operating Revenue	<u>113,727</u>	
Reserve Fund		
4000 · Reserve Assessment		40,000
4200 · Interest		4,000
Total Reserve Fund		<u>44,000</u>
	YEARLY EXPENSE	
Administrative		
510.1 · Bishop	6,000	
510 · Cordova	18,000	
Total 510 · Contract Service*	<u>24,000</u>	
511 · Board	400	
512 · Legal	3,000	
513.1 · Computer and Internet	4,000	
513.2 · Verizon	1,500	
513.3 · Office Supplies	360	
513.4 · Printing/Reproduction	600	
513.5 · Postage/Delivery	300	
513.6 · Record Storage	708	
Total 513 · Communications	<u>7,468</u>	
Total Administrative	34,868	
Maintenance		
500 · Yearly Contract	52,608	
501 · Weed Control	17,000	
502 · Tree Trimming	7,000	
503 · Utilities	150	
506 - Drainage Channels	5,000	
4201 - Reserve Study		2,230
Total Maintenance	<u>81,758</u>	
Other Operating		
521 · Insurance	4,200	
522 · GVC Membership	3,192	
523 · Taxes-Contingency	2,000	
524 · Member Socials	400	
Total Other	<u>9,792</u>	
Total Operating:	<u>126,418</u>	<u>2,230</u>
NET INCOME	(12,691)	41,770