

**SAN IGNACIO VILLAS INC HOA**  
Board of Directors Executive Meeting  
November 15, 2024  
3:00 PM Central Standard Time  
2:00 PM Mountain Standard Time  
Video Conference

Board of Directors meeting of the SAN IGNACIO VILLAS INC HOA, Green Valley, AZ, over video conferencing, at 3 P.M. Central Daylight Time, 2 P.M. Mountain Standard Time on November 15, 2024.

I. CALL TO ORDER

Board president Rogers called the meeting to order at 2:03 pm. MST

II. ROLL CALL OF OFFICERS

Officer roll call took place at 2:03 pm. MST

Board members present are as follows:

Ken Rogers, President

Mike Cataldo, VP/Treasurer

Carlene Amaro, Secretary

Others present are as follows: none

III. Approval of Minutes Board of Directors meeting from July 2 and Sept. 5, 2024. Amaro moved, Cataldo seconded. Approved.

IV. Reports

a. HOA Board President

i. Waste Management cannot do twice per week pickup. Looking at options for winter season.

ii. Document Revision progress - Rogers reviewed lawyer's progress

1. Regroup committee when available

2. Invite Mary Armbruster, Barb Patterson, Judy Gomez, Kim LaBarre, Louise Rogers, Luis Rodriguez

b. HOA Board Vice President/Treasurer

i. Year to Date budget - no action taken

c. HOA Board Secretary

i. Rental Forms – up to date

V. Discussion and Action Items

a. Authorizing second half dues transfer to Reserve Account. Amaro moved; Cataldo seconded, approved.

b. 2025 Budget

1 Setting HOA Dues 2025 - Rogers proposed dues remain same, Amaro Seconded. Approved.

2 Anticipated Budget items for 2025 were reviewed

- d. Abandoned vehicle- no action taken
- e. Inappropriate material on patios-Owner has been contacted with this problem
- f. Older pool furniture – Landscaping/Maintenance Committee will take care of
- g. Updating notices
  - i. Pool use (following physician guidelines) Amaro needs to reprint notices and laminate.
  - ii. Feeding wildlife reminders
- h. Pima County Rep: seek review of our arroyos. Rogers will make contact

#### VI. Policy Statements/Continuing Philosophy

- a. Palm Tree Trimming: option to be paid by the HOA; don't bill back; no surprise fees motion Cataldo, Amaro seconded. Motion passed
- b. Donations: option that the board must approve any approach for donations Rogers moved, Amaro Seconded, Motion passed
- c. Pool Furniture: Any new furniture, need must be approved by the board. Amaro moved, Rogers seconded. Motion passed.

#### VII. Discussion items

- a. Announcements by email to all HOA
  - i. HOA Rummage Sale December 14
  - ii. Removed garbage bin by pool (*"Please take your garbage and trash with you"*) Amaro will make sign for that, too
  - iii. If you rent your unit, when advertising, please avoid calling the complex a resort community. There are no resort support systems.
  - iv. We are looking at landscaping and options to lower costs.
  - v. Please look over your outside areas to make sure they are presentable
- b. Filing for Corporate Transparency Act – filing may not be necessary
- c. Board candidates 2025 – discussion on who may be interested

#### VII. Future HOA open meeting – no date set

Meeting adjourned at 3:48 pm MST Amaro moved, Cataldo seconded. Approved.