

SAN IGNACIO VILLAS INC HOA

Board of Directors

Minutes of

1.7.2023

Minutes of the Board of Directors meeting of the SAN IGNACIO VILLAS INC HOA, Green Valley, AZ, held at the #15, Judy Kuhnert-Gomez, in Green Valley, AZ , at 11:15 am, on 1.7.23.

I. CALL TO ORDER

Board member Judy Kuhnert-Gomez called the meeting to order at 11:15 am.

II. ROLL CALL OF OFFICERS

Officer roll call took place at 11:15 am

Board members present are as follows:

Judy Kuhnert-Gomez, President

Ken Rogers, VP/Treasurer

Kim LaBarre, Secretary

Board members absent are as follows:

None

III. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Kim LaBarre to approve the minutes of the December 16, 2022 Executive BOD member meeting. Motion seconded by Judy Kuhnert-Gomez. Motion passed at 11:17 am.

IV. FINANCIAL REPORT

Ken Rogers gave the treasurer's report at 11:19 am.

- A. Operating Fund: \$ 31,151
 - B. Reserve Fund: \$ 35,979
 - C. Total Assets as of <date> \$ 67,130
- Balance sheet attached

V. OLD BUSINESS

- A. Revision of tree trimming and removal list for Monstrosity
- B. Rough estimate for wash maintenance. Full job completed at one time, approximately \$70,000. The HOA is not in a position to pay for this at this time. Several homeowner's on the north side have paid to have deadfall and trees trimmed behind their homes
- C. Drainage problems repair estimate received from Dusty Duds. Estimate is \$28,425. Drainage problems are between units, 12 and 13, 14 and 15, 16 and 17, 22 and 23, 26 and 27, 32 and 33, 34 and 35, 36 and 37, 42 and 43. The original timeline for drainage repair completing was 2024, however, several homes have experienced standing water after rains that are causing damage to homes. In addition the large equipment would need to be driven on the road and parking lot, therefore, drainage needs to be addressed prior to the road and parking lot being resurfaced. An additional bid has been acquired for river rock removal in order to use the rock again. Labor only bid is for river rock removal is \$4,150. The following homeowners have volunteered to remove the river rock: Kim and Tom LaBarre, Chuck Uggetti, Judy Kuhnert-Gomez, Ken and Louise Rogers, Dave and Barb Peterson, Ruth and Brent Strad. Any other homeowners willing to volunteer would be appreciated. The HOA is waiting on an estimate from Monstrosity Tree Removal for the cost of trenching between the above properties.

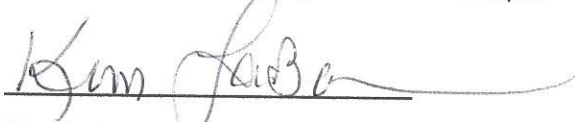
VI. NEW BUSINESS

None

VII. NEXT MEETING DATE

The next monthly Board of Directors meeting will be held on: TBD

The Executive Session adjourned at 12:22 pm



Kim LaBarre, Secretary

1.7.2023

| | A | B | C | D | E |
|----|--|-------------------------|--|--|---|
| 3 | | 2022 Budget | | | 2023 Fiscal Year |
| 4 | Revenues | FY 2022 Budget | 2022 End of Year | FY 2023 Revenue Budget | EXPLANATION |
| 5 | Member Dues | \$70,400 | \$72,172 | \$79,200 | \$200 increase from 2022 |
| 6 | Special Assessments | \$0 | \$65 | \$0 | Estimated |
| 7 | Capital transfer fee | \$2,700 | \$5,232 | \$2,400 | Anticipate 3 sales; \$1,300 each but \$500 goes to reserve |
| 8 | Late fees and fines | \$500 | \$580 | \$400 | Estimated |
| 9 | Interest | \$1 | \$4 | \$10 | Estimated |
| 10 | Other (rummage sale etc) | \$0 | \$82 | \$100 | Estimated |
| 11 | Carryover | \$2,250 | \$2,250 | \$0 | Any revenue unencumbered from 2022 planned to go to reserve |
| 12 | Capital Reserve - member dues & enhancement fees | (\$6,160) | (\$8,160) | \$1,500 | Anticipated 3 sales, \$500 each to reserve account |
| 13 | TOTAL REVENUE | \$69,691 | \$72,224 | \$83,610 | TOTAL REVENUE |
| 14 | | | | | |
| 15 | Expenses | | FY 2022 Expense Items | FY 2023 Expense Budget | EXPLANATION |
| 16 | General and Administration | \$5,223 | \$4,193 | \$4,200 | Legal, general supplies, web page, taxes |
| 17 | Landscaping | \$31,000 | \$26,719 | \$26,000 | Yard work, drainage |
| 18 | Tree Trimming and Removal | | | \$6,000 | Removal, trimming & replacement |
| 19 | Maintenance trash | \$4,824 | \$5,744 | \$6,000 | \$500 per month |
| 20 | Pool Services and Repairs | \$24,475 | \$19,571 | \$23,070 | Regular service, supplies and 85% of water & electric |
| 21 | Utilities | \$1,440 | \$714 | \$1,200 | 15% of water and electric for common irrigation and lighting |
| 22 | Other | \$2,729 | \$0 | \$680 | Misc. expenses or possible transfer to Reserve |
| 23 | Capital Reserve - member dues & Community Enhancement Fees | | | \$16,460 | 44 units x \$340 to go to reserve (\$14,690); anticipated 3 changes/sales and \$500 per sale; transfer to Reserve |
| 24 | Total Operating | \$69,691 | \$56,941 | \$83,610 | |
| 25 | | | | | |
| 26 | | | | | |
| 27 | TOTAL REVENUE | \$69,691 | \$72,224 | \$83,610 | TOTAL INCOME |
| 28 | TOTAL EXPENSE | \$69,691 | \$56,941 | \$83,610 | TOTAL EXPENSE |
| 29 | NET - Revenues-expenses | \$0 | \$15,282 | \$0 | NET - Revenues-expenses |
| 30 | | 2021 Deficit | \$4,980 | | |
| 31 | | Adjusted Balance | \$10,302 | | |
| 32 | | | | | |
| 33 | | Account Balances | 2022 End of Year | | |
| 34 | | Checking | \$31,151 | | |
| 35 | | Savings | \$35,979 | | |
| 36 | | Total | \$67,130 | | |
| 37 | | | | | |
| 38 | FY 2023 RESERVE | FY 2023 Budget | EXPLANATION | Estimated/Anticipated in Nov. 222 | |
| 39 | Revenues | | | | |
| 40 | Continued (carry over) | \$35,979 | Savings as of 12/31/22 | \$31,452 | |
| 41 | | \$11,551 | Checking balance transferred if approved | | |
| 42 | Dues portion to Reserve | \$14,960 | 44 units x \$340 each | | |
| 43 | Community Enhancement Fees | \$1,500 | 3 sales anticipate @ \$500 each | | |
| 44 | | \$63,990 | TOTAL CASH THROUGH 2023 | | |
| 45 | | | | | |
| 46 | Expenses | | | | |
| 47 | Re-coating SIV road | \$32,230 | Bates Paving \$16,945 for repairs prior to sealcoating, \$15,285 for surface sealing, striping, etc. | | |
| 48 | | \$1,990 | Additional option of Superior Seal 2x Polomerized coating \$1,990 | | |
| 49 | | | | | |
| 50 | | \$34,220 | TOTAL EXPENSE | | |
| 51 | | | | | |
| 52 | | \$29,770 | BALANCE CONTINUING IN RESERVE | | |