

Minutes Approved
1.26.22

San Ignacio Villas, Inc. Home Owners Association
Minutes of the Board of Directors
Open Meeting, November 2, 2021
2:00 pm pool ramada

Officers Present: Judy Kuhnert-Gomez, President, Sue Taylor-Lane, VP/Treasurer, Kim LaBarre, Secretary

Officers Absent: None

Directors present: Paul, Ruth, Ken, Peggy, Nellie, John H, Barb

Homeowners in Attendance: 29

1. Meeting was called to order at 2:00 pm
2. Quorum was present
3. 2 directors were appointed; John Haak and Ruth Titus
4. Minutes from March 30, 2021 were approved, motion made by Sue Taylor-Lane, seconded by Judy Kuhnert-Gomez
5. Financials: Bank Balance for operating budget is \$16,173.60. Reserves \$10,150.26
Income April – October (6 months) \$ 54,861.33
Expenses April – October \$38,687.73
Operations Account Balance \$16,173.60

Remainder of irrigation systems need to be installed and paid for. Estimation \$10,000. Annual dues will be raised to \$1,600 per lot. Most of the additional funds will be directly deposited into the reserve account for upcoming repairs and maintenance. Reserves need to be \$30,000 to \$40,000.

Estimated cost for Pool light repair and new sand filter plus new heater for the spa is \$7,000. Actual quote will be coming from Blue Night.

After the monsoons, there were a couple of large expenses for tree removal and landscape clean up. Over \$7,000 was spent in tree removal.

Upcoming large expense will be resurfacing/recoating/repair of common road and parking. Estimated work to begin in 2022/2023. Estimate in hand is \$22,000. By the time the actual work begins, we anticipate the price to increase. Discussion are ongoing with Pima County regarding maintenance of wash/arroyo on the north side and common property/county property along Camino Del Sol.

The BOD and finance review committee will be composing a 2022 budget and projections for future expenses. The budget should be ready by the regular Annual Meeting held in APRIL 2022.

6. President Reports: Judy Kuhnert-Gomez

- A. Pool and spa update; Pool light is not working, repair estimate varies between \$250 to \$1,000, depending on the problem. Pool filter is a cartridge filter, cost to replace the filter is \$500. We are currently paying \$95 every other month to have the filter cleaned. Estimates have been received for a new sand filter. This will eliminate the cost of filter replacement and cleaning. Spa heater had a new switch installed. Spa heater worked for 2 weeks then quit. Alex from Blue Knight came out and recapped what the long term fix was. New heater for spa is needed, along with relocating the heater since the current placement and venting is not to code. Gas line for the pool heater also needs to be redone to code.
- B. Trash bin at the pool is for the exclusive use of pool service maintenance and landscape crew.
- C. Community sale will be November 18th and 19th. Set up is the 17th at 3:00. If you have items to donate to the sale, bring them on the 17th PRICED. Tables are needed for sale items.
- D. If your irrigation system is installed, you will want to make sure to have a brass Y valve on your spigot. Plastic Y valves are cracking. Insulate your PVC tubing from the Y valve to the ground.
- E. Garbage collection and illegal dumping. SIV has an ongoing problem with people outside of SIV using our dumpsters. SIV owners are NOT using dumpster correctly. All boxes MUST be broken down. All Garbage MUST be bagged. Styrofoam must be bagged. Republic has missed two October pickups. Decision was made to change to Waste Management. The cost is approximately \$50 more per month for 1 - 3 yard garbage dumpster and 1 – 3 yard recycling dumpster with the option of locking them. If the new dumpsters will not be used correctly and/or illegal dumping continues to occur, the dumpsters will be locked. Owner will be given the lock combination if this occurs.
- F. Standing Committees:
 - Landscape and Trees – Judy Kuhnert-Gomez & Paul Gobert
 - Hazardous Waste/Recycling/Flood Control – John Haak & Kim LaBarre
 - Patio/Yard Sales – Ruth Titus, Barb Patterson & Judy Kuhnert-Gomez
 - Street Repair and Maintenance – Barb Patterson & Kim LaBarre
 - Architectural Review – BOD
 - Communications/Web site – Sue Taylor-Lane & Ken Rogers
 - Finance Audit – Sue Taylor-Lane & Nellie Johnson today has volunteered
 - Social Committee- Peggy Cornett

G. Twin Peaks Landscape. Twin Peaks is contracted with SIV to provide regular maintenance landscape services 1 time per week. If you have any landscape work that you would like done on your private property, then you need to contact Ron at Twin Peaks separately to arrange for a time and billing for this work. Twin Peaks will not be conducting work on private property during their contracted time with SIV.

7. Secretary Reports: Kim LaBarre

A. Website, sanignaciovillas.org, has been updated. All forms have been revised. All forms are available on the website as either a printable form or fillable PDF. Submission instructions are on every form.

Available Forms:

- **Resident / Owner 55+ Attestation Form. (New)** This form must be completed by all current owners for 55+ plus federal exemption and is required every 2 years.
- **Renter/Lessee Information Form. (New)** This form must be completed by all owners for EACH of their tenants. This will be a requirement beginning 1/1/22
- **Architectural Modification Request form.** Must be completed for any and all changes you want to make to the exterior of the property, including landscaping on private property.
- **Complaint Form.** Complete this form if you have a complaint to file for a homeowner not abiding by the Rules and Regulations/CC&R's. In order to enforce the Rules & Regulation/CC&R's a completed complaint is needed to begin the process of friendly reminders and fines.
- **Repair/Maintenance Request Form.** Complete this form for items on Common Property that the HOA needs to address.
- **New Homeowner Information Form.** Revised form condensed into one form.

B. **RULES AND REGULATIONS:** New rules and regulations along with update notification and fine process is published on the website. All homeowners AND TENANTS are expected to follow the Rules and Regulations. Homeowners are responsible for notifying their tenants of the Rules and Regulations and for their tenants actions. Enforcement of the Rules and Regulations/CC&R's has begun and will continue to take place adhering to the updated fine guidelines.

INVESTORS – SIV HOA will be strictly enforcing the 55 plus rule, if you are found to be in violation, there will NOT be a friendly reminder issued, You will be immediately fined.

Continued abuse of the 55 plus restriction may cause SIV to lose our 55 plus federal exemption.

8. Member Concerns:

- Over flowing dumpsters – addressed during dumpster discussion
- Pool use – If your property is rented, you are not allowed to use the pool and spa during the tenancy.
- Pool/Spa and bathroom cleanliness – Pick up after yourself. Homeowner are responsible to inform tenants that we do not have a maintenance crew at SIV. Everyone is responsible to clean up after themselves.
- Concerns regarding the number of lots that are being used strictly for rental purposes – There are currently 17 units being used as rentals, 5 units that only rent the B side. This is 50% of all units. Suggestion was made to put a moratorium on any units that are sold in the future, not allowing rentals until the percentages for rental propertied drops. Judy will contact the attorney to see what the process is for this and will have follow up.
The majority of the problems/issues stem from tenants not knowing the Rules and Regulations/CC&R's and not following them.

Meeting Adjourned 3:30 pm, motion made by Judy Kuhnert-Gomez, second by Wendy Collier.

Minutes submitted by Kim LaBarre, SIV HOA Secretary



Judy Kuhnert-Gomez, President