

Board of Directors meeting of the SAN IGNACIO VILLAS INC HOA, Green Valley, AZ, over video conferencing, at 4 P.M. Central Daylight Time, 2 P.M. Mountain Standard Time on Sept. 5, 2024.

- CALL TO ORDER

Board president Rogers called the meeting to order at 2:00 pm MST

- ROLL CALL OF OFFICERS

Officer roll call took place at 2:00 pm MST

Board members present are as follows:

Ken Rogers, President

Mike Cataldo, VP/Treasurer

Carlene Amaro, Secretary

Others present are as follows: No others present

- Approval of Minutes Board of Directors meeting from July 2, 2024

- Reports

- HOA Board President

- Document Revision progress no new information

- HOA Board Vice President/Treasurer

- Year to Date budget-all dues revenue is complete. All payments have been received for

other items to date. Treasurer has made arrangements for business to continue while he is traveling. Mike (treasurer) is looking into a money market account to earn interest while money is on deposit. This would give us liquidity while earning something.

- HOA Board Secretary
 - New sales transfer demand requests all have been completed and sent
 - Minutes from July 2 meeting approved
- Action Items
 - Architectural Modification Request-Ken will zoom meet with committee and explain the board's stance. Homogeneity is the issue-that question may need to be visited during meetings that include relevant committees.
- General Discussion items
 - Filing for Corporate Transparency Act-forms due in January. We can do individually and send in. Ken will send us directions. Due by January 30, 2025.
 - Board candidates 2025-start recruiting neighbors
 - Facilities and Grounds
 - HOA open meeting
 - Set a date-wait to set until we have the revised documents to present
 - Agenda Items to include
 1. Reports:
 - President

- Document revision progress and timeline-waiting for lawyer to complete
 - VP/Treasurer
 - Year to Date finances-spreadsheet provided to board for discussion
 - Secretary-demand forms will state due I terms of payment to end of calendar year to assure new residents are paid for the calendar year.
Purchasers have been confused about this at times.
2. Listening session-can we streamline some/all of the items that are now fee-based into the budget, so that people can plan for their expenses? Board will share items via a list to discuss. Example: pool furniture, what exactly is our arroyo responsibility?etc.
What other items can be spread over more years? Mike will start a list for discussion
3. Meeting was adjourned at ??pm MST