

SAN IGNACIO VILLAS INC HOA  
GENERAL OPEN MEETING  
SATURDAY, NOVEMBER 12, 2022,  
DESERT HILLS RECREATION CENTER

Meeting called to order: 1:31 pm by Judy Kuhnert-Gomez, President SIV HOA

Number in attendance: 19

- I. Secretary's report/Kim LaBarre
  1. Motion to approve annual meeting minutes, 3.23.22, by Kim LaBarre, seconded, Ken Rogers, motion approved
  2. Motion to approve executive BOD working sessions 4.23.22, 11.2.22 and 11.9.22 by Kim LaBarre, seconded, Ken Rogers, motion approved.
  
- II. Presidents report/Announcements/Judy Kuhnert-Gomez
  1. Change of Legal Retainer from Jonathan Olcott to Goldschmidt and Shupe January 1, 2023
  2. Trash/Recycling. All trash goes into dumpster on west side of parking lot. Bag all trash. All recycling goes in dumpster on south side of parking lot DO NOT BAG RECYCLING, BREAK DOWN BOXES, NO STYROFOAM. Concerns still arise with outside people coming and illegally dumping trash. Discussion about various ideas to prevent non-residents from using our dumpsters. Some type of locking system will go into place beginning around Thanksgiving. Details to follow in mass email.
  3. Parking; owners and primary tenants park in assigned spots, secondary vehicles, guests, secondary tenants should park in any open spot and place the unit number placard on their dashboard. Most numbers have been repainted. If your number has not been repainted, please park in an open spot or far enough away from the curb so we can get your number repainted.
  4. NO FEEDING WILDLIFE. All birdfeeders must be off the ground. The recommendation to eliminate all birdfeeders is suggested. Primary reason is they attract animals that are prey for larger animals and snakes.
  5. Per GV Dark Skies Ordinance outside light should be 15W. True Value carries a 15W bulb. 2 lumens is an equivalent to a 15W bulb and can be purchased on Amazon. Mary Armbruster has 2 packs of 15 W bulbs for sale. \$5.00 per pack. Contact Mary, 603.313.5131
  6. House numbers need to be illuminated per the GV fire department. Check your outside light to make sure it is working.
  7. Immediately pick up all pet waste
  8. All HOA subject emails and form submission should be sent to [hoasignaciovillas@gmail.com](mailto:hoasignaciovillas@gmail.com)
  9. Additional pool rule; No children under the age of 16 allowed in the spa. This is a medical recommendation. Information regarding high heat temperatures and the effects on children can be found on line.
  10. HOA common are insurance was upgraded to better and more comprehensive coverage in 2022. Additional cost was around \$120 annually.
  11. Public Meeting will be held at Canoa Hills Rec center November 17<sup>th</sup> at 1:00pm pertaining to the proposed development near Canoa Ranch. For details, contact Green Valley Council.
  12. If you need repairs to your irrigation system, Ron with Twin Peaks, will make the repair and will then send you a billing. Shut off the outside spigot, until Ron can make the repair. Notify Judy via email, text or a call. This is the only exception to sending a direct email since time may be of the essence.
  13. Let Judy or Ken know if there is an ant colony near you. They will sprinkle some terro down or you can take care of it yourself with putting dish detergent, straight from the bottle, on the ant hill.

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14. LOT LINES, OWNERS RESPONSIBILITY AND HOA RESPONSIBILITY;

Lot lines and the plat map are on the SIV website. If you have an HOA common wall behind your property, you are responsible for your back yard all the way up to the common wall even if you don't own the entire section of property. If you have planted any type of vegetation in front of your villa, you are now responsible for the care and maintenance of the area in front of your villa up to the sidewalk. The property remains under ownership of the HOA but care and maintenance is now your responsibility. Ron has a copy of all lot lines.

15. HOA dues for 2023 will be \$1,800 per unit. (further notes in treasures report) Annual dues are due on January 31<sup>st</sup> and June 30<sup>th</sup> (second ½ on June 30<sup>th</sup> should you chose to pay in 2 installments).

**16. Open Board of Directors position. The term runs March, 2023 running through March 2026.**

**All persons interested in running for the open position must have their emailed/mailed expression of interest in by January 14<sup>th</sup>, 2023.**

17. UPCOMING COMMUNITY EVENTS:

- November 14<sup>th</sup>, Monday, 3:00 to 5:00 pm, Welcome Back Happy Hour at the Pool Ramada
- November 19<sup>th</sup>, Saturday, SIV HOA community patio sale. 8:00 am to 2:00 pm. Please bring you pre-marked items to the pool on Friday, November 18<sup>th</sup> around noon or make arrangements with Barb Patterson or Ruth Titus for drop off.
- December 1<sup>st</sup>, Thursday, 1:00. Meet at the pool to help put up holiday decorations.
- December 15<sup>th</sup>, Thursday, 3:00 to 5:00 pm. Progressive Holiday Hors d' oeuvres Happy Hour. Details and sign up will be sent via email at a later date.

III. Financial report/Ken Rogers (per attached with additional minutes and discussion)

1. Annual budget year to date, endo of October, 2022, projected 2022 finish
2. Proposed annual budget 2023
3. Long term capital improvement planning

**Rental Reminder:**

- Owner must register ALL tenants; non-paying guests do not need to be registered. Tenant registration forms are on the website under forms tab.
- Owners are responsible for behavior of all tenants and guests
- Owner MUST provide tenant with:
  1. Copy of Pool Rules
  2. Copy of SIV HOA Rules and Regulations
  3. Information on garbage and recycling proper disposal
  4. Parking placard and instructions for use

Motion Meeting called to adjourn-Kim LaBarre at 3:21 PM

Seconded by Judy Kuhnert-Gomez

Respectfully Submitted, Kim LaBarre, SIV HOA Secretary