

## San Ignacio Villas HOA Annual Meeting Minutes

March 23, 2022

Canoa Hills GVR Center, 3660 South Camino Del Sol, Palo Verde Room

Meeting was called to order at 2:00 pm by Judy Kuhnert-Gomez, President

Directors Present: Judy Kuhnert Gomez, President, Kim LaBarre, Secretary, Ken Rogers Interim VP/Treasurer

All Directors were present and 26 additional members were present. A quorum was reached.

A 10 minute recess was held so the Nominating committee, Ruth Titus and Mary Armbruster along with Bert Olson could count the ballots for the open BOD position.

Ruth Titus announced that Ken Rogers had won the BOD position with 29 votes from membership

Judy Kuhnert-Gomez nominated Ken Rogers to the open BOD position and Kim LaBarre seconded the nomination. Ken Rogers was appointed to the open BOD position and was assigned the role of VP/Treasurer.

Ken Rogers presented the annual budget to the membership (Budget, balances and long term goals are attached)

\$6160 was transferred from checking into savings (capital reserve) once annual dues began to come in. This amount is what the BOD had assured membership that would go into capital reserve from dues increase for 2022. Current capital reserve balance is \$18,966.51. SIV will have an expense in 2023 of approximately \$28,000 to resurface, repair and repaint the road and parking lot.

At this time, the capital reserve balance is inadequate to cover this upcoming expense. Any funds remaining in the operations budget at the end of the year would be transferred into capital reserves. SIV HOA is currently operating at budget. Receipts are for 2 months, January and February.

Long term goal for capital reserve is \$30,000 balance with the amount never dropping below \$10,000. (per budget committee)

**Old Business** – Report from committee on limiting or capping non-resident future renting has been forwarded to the Document review and revision committee for SIV HOA document revision.

Paul Gobert will be meeting with a vendor on Friday to discuss and ascertain the expense to repair existing drainage problems

**New Business** – Committee has been formed, SIV HOA document review and revision, to review the current articles of incorporation, by-laws, rules and regulations etc. to bring them up to date with the current function of SIV HOA.

Committee members: Kim LaBarre, Chair, Barb Patterson, Mary Armbruster, Nellie Johnson, Louise Rogers. All committee members are volunteers and have attended training or have experience with HOA document revision.

Pool Cabana roof – The solar panels were removed and the roof has been recoated by Dave Patterson and Ken Rogers

Pool Light timer – Judy made numerous attempts to contact Blue Knight (Alex) regarding the replacement of the pool light timer. Judy was finally told that Alex no longer works for Blue Knight. Casey, in the office, is aware of the need for a new timer and has passed on this information to the correct people

Patio Sale – Membership determined to not have a patio sale this spring since many members will be leaving. Patio sale will be held in the fall.

Many thanks to the following:

- All members who participated on all committees
- Brent Strad for painting the entrance wall on Vista Ridge
- All volunteers who helped on our community clean-up day. Keeping the common areas kept up and clean cannot be done without membership participation.
- Special thank you to Dave Patterson for the many hours he contributes to the maintenance of the pool cabana and community property.

Barb Patterson shared her re-cap of the GV Council meeting. Re-cap attached

**Member concerns and additional comments –**

Judy brought up the possible option of charging a “buy in fee” to new home owners. It would be a onetime fee charged at closing to go directly into capital reserves.

Rose made a suggestion to look into solar fencing for pool heating

Republic has been contact numerous times to remove their bins. The HOA BOD recently sent a certified letter to Republic requiring the bin removal. The matter has now been referred to our attorney Jonathan Olcott.

All palm trees on homeowner property need to be trimmed by June 15<sup>th</sup>. Dried palm fronds are fire hazards

Ron will be finishing up the last of the irrigation systems.

Judy mentioned that Valley Assistance Center noted that homelessness in Green Valley is on the rise. Be aware of vehicles without parking placards parking in any of our vacant spots.

A written complaint was received for cigarette and cigar butts in the arroyo. This is a finable offence by the association and Pima County

Suggestion to post a speed limit sign of 15 mph

Judy has submitted a service request to GVC, to clear the Pima County land on Camino Del Sol.

There will be a conference on April 19<sup>th</sup> for maintenance of washes.

Motion to adjourn made by Kim LaBarre at 3:17 pm

Motion was 2<sup>nd</sup> by Judy Kuhnert-Gomez

Meeting was adjourned.

Meeting minutes respectfully submitted by Kim LaBarre, SIV HOA Secretary

*Kim LaBarre*  
Approved 11/12/22