

**San Ignacio Villas Homeowners Association Annual Member Meeting,**

**Desert Hills GVR Center, Room A**

**1:00 pm, March 4, 2023**

- 1) Meeting Call to order at 1:03 pm by Judy Kuhnert-Gomez, President**
- 2) Directors Present: Kim LaBarre, Secretary, Judy Kuhnert-Gomez, President, Ken Rogers, VP/Treasurer**
- 3) Determination of quorum. 27 members present. Quorum met**
- 4) Approval of minutes last meeting, executive session 1.7.23. Motion to approve made by Kim LaBarre, Judy Kuhnert-Gomez, 2<sup>nd</sup>, motion passed**
- 5) Election of New Board Member, Election Committee, Ruth Titus. A brief 10 minute intermission took place while votes were counted. Vote Tally**

**Karl Gustafson 23**

**Judy Kuhnert-Gomez- write in 1**

**David Fairchild-write in 2**

**Christine Vance-write in 1**

**Total Votes counted 27 Mail in and drop off ballots, Attachment C**

**6) Financial Report – Board Treasurer**

- A. Annual budget, Year to Date Revenue & Expense. Attachment A**
- B. Long Term Reserve planning. Attachment B**

**7) Presidents Report/Old Business**

- A. Email has been sent regarding Resurfacing of Parking lot and road scheduled for April 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup>.  
Bates will be making the asphalt patching repairs  
on April 6<sup>th</sup>. They will mark the repair areas a couple of days  
prior to the 6<sup>th</sup>. **DO NOT PARK IN REPAIR AREAS**  
Follow the emailed and attached map for parking during resurfacing. Cars parked in  
Areas where work will be done on the designated day, will be subject to towing  
At the owner expense. If you have guest and renters, share this information with  
Them.**
- B. ALL HOA correspondences and forms should be sent to  
[hoasanignaciovillas@gmail.com](mailto:hoasanignaciovillas@gmail.com)**

**C. Drainage problems** have been addressed between 34 and 35, 14 and 15, 16 and 17, 22 and 23, 26 and 27. Additional drainage problems will be addressed in 2024.

**E. Wash Maintenance** update. SIV HOA is responsible for all areas owned by SIV HOA. The property line map is on our website. There are no grant monies available from County to help with maintenance. Estimate for cleaning up the HOA owned Property is around \$70,000. Some individual homeowners paid out of pocket to Have monstrosity tree service clean up the space directly behind their home. Ron And crew with Twin Peaks Landscaping will be working on the area between the Backs of the Tropicana Villas and Camino Del Sol. Once they reach the corner by #8 And #9, they will have to stop because of funding. Per the long term plan, SIV HOA Will attempt to continue to clear deadfall and brush every year, budget providing.

**F. Landscaping**- Ron and the crew have been very busy cleaning up common property All around. They have moved several plants, trimmed up many plants, transplanted Donated plants and trimmed many trees and bushes. Several elm trees were removed between or near buildings. These trees are not native, are deciduous, therefore, shedding leaves every fall which adds to clean up time and blocked drainage. Removal of the elms will help with clean up. As older shrubs and plants are removed, the HOA will replace landscaping with native desert tolerant plants. (budget providing)

Prior to the monsoon season, Ron will be using a pre-emergent in common areas. As we have seen, the pre-emergent will not prevent all weeds from growing during And after the monsoons. Twin Peaks will work as fast as they can to pull weeds once They begin to grow, but if you can help pull weeds around your property, That is greatly appreciated.

**G. Irrigation repairs**, Ron with twin Peaks.

i. Owners are responsible for installing new batteries annually in the timers

Reminder, if you plant on HOA common property, you are responsible for care and Irrigation of the plants

**H. Rental Reminders:**

i. Owner must register All tenants; non-paying guests do not need to be registered. Tenant registration form is on the website under forms tab.

ii. Owners are responsible for behavior of all tenants and guests

iii. Owner MUST provide tenants with:

Copy of the pool and Spa rules

Copy of SIV HOA Rules and Regulations

Information on garbage and recycling

Parking placard and instructions for use

- I. All forms, meeting minutes, CC&R's etc. are found on the website, <https://sanignaciiovillas.org/>

## **8) New Business**

- A. Nellie Johnson will be stepping down from her Finance committee position. Many thanks to Nellie her work. Nellie was invaluable with her working knowledge setting up an annual budget and long term plans. Brent Strad will be replacing Nellie on the Finance committee
- B. Sauna donation. The infrared sauna located in the pool and spa area was donated To SIV HOA. The sauna is for all members and guest use. Please be sure to turn off The sauna and lights after use.  
The question of cost to run the sauna was brought up by Donna Fairchild. At this Time, there isn't any way to determine the additional cost to run the sauna since This winter has been colder and utility costs have gone up.
- C. **House numbers**- It was brought up that our house number can't be seen at night. Several ideas were mentioned for number illumination. Dave Fairchild and Maria Acevedo both volunteered to investigate options for illumination.
- D. **Free Library**- We have a "free library" near the post boxes. This was a project from Sahaurita High School. They installed the library for free. Please use the library to Donate or take a book to read.

## **9) Committee Reports and committee members**

- A. Finance/Budget Committee:** Ken Rogers, director, Mike Cataldo, Sam Gorsline, Bert Olson, Kim LaBarre, Brent Strad
- B. Audit Committee:** Ken Rogers, director, Mike Cataldo, Sam Gorsline
- C. Nominating Committee:** Ruth Titus, director, Mary Armbruster
- D. Maintenance/Landscape/Facilities Committee:** Judy Kuhnert-Gomez, director, Paul Gobert, Dave Patterson, Brent Strad
- E. Social Committee:** Kim LaBarre, director, Peggy Cornett. Barb Patterson
- F. Architectural Committee:** Current Executive Board of Directors
- G. Patio Sale Committee:** Ruth Titus, director, Barb Patterson, Mary Armbruster
- H. CC&R/Bylaws Review Committee:** Kim LaBarre, director, Barb Patterson, Judy Kuhnert-Gomez, Mary Armbruster, Louise Rogers
- I. GVR HOA Communications Contact:** Sam Gorsline
- J. GVC Representatives:** Barb Patterson and Mary Armbruster

**10) Member concerns/Open discussion**

Donna Fairchild, mentioned that if a neighbor has an issue with another neighbor They may want to talk to the neighbor prior to filing a complaint.

Notation was made that not everyone is comfortable with going directly to the Neighbor, so this is part of the reason we have a system of friendly reminders in Place.

Ken Rogers and friend will be playing music at the Pool Ramada on March 29<sup>th</sup> from 3:30 to 5:30 (?) We will have an end of season Happy Hour during this time. You can Bring an appetizer to share if you want. Please bring all beverages in non breakable Containers.

**Many, Many Thanks to Judy Kuhnert-Gomez for serving as SIV HOA BOD President For the past 3 years. Judy's service and guidance to our HOA has been invaluable.**

**11) Adjournment** Motion to adjourn made by Judy Kuhnert-Gomez, Kim LaBarre 2<sup>nd</sup> the motion. Meeting adjourned at 2:34 pm

Respectfully Submitted

Kim LaBarre, Secretary

Approved on November 16, 2023