

SAN IGNACIO VILLAS INC HOA

Board of Directors Executive Meeting

November 15, 2024

3:00 PM Central Standard Time

2:00 PM Mountain Standard Time

Video Conference

Board of Directors meeting of the SAN IGNACIO VILLAS INC HOA, Green Valley, AZ, over video conferencing, at 3 P.M. Central Daylight Time, 2 P.M. Mountain Standard Time on November 15, 2024.

I. CALL TO ORDER

Board president Rogers called the meeting to order at 2:03_pm. MST

II. ROLL CALL OF OFFICERS

Officer roll call took place at 2:03 pm. MST

Board members present are as follows:

Ken Rogers, President

Mike Cataldo, VP/Treasurer

Carlene Amaro, Secretary

Others present are as follows: none

III. Approval of Minutes Board of Directors meeting from July 2 and Sept. 5, 2024 Carlene moved, Mike seconded. Approved

IV. Reports

a. HOA Board President

- i. **Waste Management bins** confusion about whether WM can do that we need or not
- ii. Document Revision progress-Ken reviewed lawyer's progress (still not done, promising, but not following through) Probably cannot change lawyers in the middle of this, but may need to look at another firm after this is provided. Mike will check to see when next GVC meeting is.

1. Regroup committee (invite Mary, Barb, Judy, Kim, Louise, add Luis)

b. HOA Board Vice President/Treasurer

- i. Year to Date budget

c. HOA Board Secretary

- i. Rental Forms

V. Discussion and Action Items

a. Authorizing second half dues transfer to Reserve Account

b. 2025 Budget

- i. Setting HOA Dues 2025-may be able to remain the same: need to accumulate enough in the reserve fund to be ready for road repairs as soon as possible. Will only get more expensive yearly, and degradation of surface will also increase expense. Ken proposed dues remain same, Carlene Seconded. All were in favor

- ii. Approval of second half dues transfer to Reserve - \$7,340 (44 units x \$340=\$14,960 promised set aside as stated in all member meeting) To complete for 2024 \$1340 still due will go into bank on Monday 11/18/2024 Carlene moved; Mike seconded, all voted aye.
- iii. Anticipated Budget items for next year were reviewed **Changes: Increase Gen Admin to 4500, cut landscape to 23,000, tree trimming 3,000, Garbage/recycle 6,500.** At this point, it was decided that we would continue budget discussion at a subsequent meeting. Ken/Mike should this be cut from minutes?
- c. Abandoned vehicle-and next item
- d. Inappropriate material on patios-Owner has been contacted issues with this problem because she is in ill health has been gone from her villa. Ken will continue to seek solution with owner.
- e. Older pool furniture sell in rummage sale?
- f. Updating notices
 - i. Pool use (following physician guidelines) Carlene needs to reprint notices and laminate Use Ruth Titus as resource for wording
 - ii. Feeding wildlife
- g. Pima County Rep: seek review of our arroyos. Who is contact person? GVC has that info Ken will do this

VI. Policy Statements/Continuing Philosophy

- a. Palm Tree Trimming: option to be paid by the HOA; don't bill back; no surprise fees motion Mike, Carlene seconded. Motion passed
- b. Donations: option that the board must approve any approach for donations Ken moved, Carlene Seconded, Motion passed
- c. Pool Furniture: Any new furniture, need must be approved by the board. Carlene moved, Ken seconded. Motion passed.

VII. Discussion items (items of recent concern)

- a. Announcements by email to all HOA
 - i. ***HOA Rummage Sale December 14*** no board approval needed
 - ii. We removed garbage bin by pool (*"Please take your garbage and trash with you"*) Carlene will make sign for that, too
 - iii. If you rent your unit, when advertising, please avoid calling the complex a resort community. There are no resort support systems.
 - iv. We are looking at landscaping and options to lower costs.
 - v. ***Please look over your outside areas to make sure they are presentable***
- b. Filing for Corporate Transparency Act
- c. Board candidates 2025

VIII. HOA open meeting

- a. Set a date in December
- b. Agenda Items to include
 - i. Reports:
 - 1. President
 - a. Document revision progress and timeline: see above
 - 2. VP/Treasurer
 - a. Year to Date finances
 - b. 2025 Budget and dues
 - 3. Secretary
 - ii. Listening session

Meeting adjourned at 3:48 pm MST C moved M sec. all approved