

# Minutes of the Board of Directors

## Work session Meeting, October 21,2021, Unit 15

Directors Present: Judy Kunhert-Gomez, President, Sue Taylor-Lane, VP/Treasures, Kim LaBarre, Secretary

Called to Order at 1:04 pm, a quorum was present

1. Minutes from 4/22/21 approved
2. Form Review- **All revised forms and documents were reviewed. Some minor language changes were made to the revised forms. Kim LaBarre will submit the new and revised forms to Ken Rogers for upload onto the San Ignacio Villas web site.**
  - Renter Registration
  - Complaint
  - New Owner Information
  - Owner 2 year Attestation
  - Acknowledgement statement
  - Repair and Maintenance
3. Document Review
  - Attachment A Fines schedule
  - Rules and Regulations
  - Architectural Review Process
4. Fine amounts and Late fees. **CC&R's state 10% per annum. Per AZ statute, Late date is 15 days past the due date and we can charge either \$15 or 10% per annum, whichever is greater.**
5. Annual Operating Budget needs to be done. **Sue will have the annual operating budget completed by next BOD executive session to be held sometime in February, 2022.**
6. HOA Dues increase to \$1500 Jan 2022  
Proposal was made by Kim LaBarre to increase annual HOA dues to \$1500 beginning in January of 2022. The additional amount of \$160 will go directly into the reserves along with a possible additional \$190 of the annual HOA dues going into reserves for a total of \$350 per homeowners' annual dues going directly into the reserves. This will leave \$1,150 per unit to be applied to the annual budget for services. The actual amount of additional money going into the reserves will have to be determined once an annual operating budget has been done.

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- SIV HOA should have \$40,000 in reserves at all times for expenses over and above regular operating expenses. The reserves currently are around \$10,000. Parking lot/road resurfacing will need to be done in 2023. Ken and Louise, lot #26, Dwight, lot #19 and Maria, lot #38 have all requested to have trees removed from common property. These requests were made because the trees are affecting their property. Estimated cost for tree removal is \$3,200. This work will be done in January or February of 2022.
7. Dumpsters- Judy took photos of our dumpsters. Garbage was hanging out of the dumpsters. Republic quote #A217848309 was; Removal of 2 yard dumpsters and replaces with a 3 yard dumpster, \$389.38 onetime fee. Monthly pick up for 2 - 3 yard dumpsters, 2 times per week is \$306.14. If we change to 3 yard dumpsters there will be a onetime switch over fee assessed to each unit for \$8.90. The annual additional cost per unit for 3 yard dumpsters will be \$8.20
  8. Judy will check into the possibility of Cox owing our association for easements which supposedly were never paid.
  9. Pima Pool and Pool – Pima pool isn't willing to take responsibility for repairing the pool light even though they never tested it prior to pouring the new decking and filling the pool. Judy researched a solar LED light. Cost is \$268 with a 2 year warranty. Consensus was to order the solar LED light. Solar heating mats for the pool water are failing. Will ask Dave Patterson to look into replacement costs for the 4 x 8 solar sheets.  
Patio furniture needs repair. New strapping, sunnilandpatio.com
  10. Sue's term is over March of 2022, will announce at open meeting for anyone interested in running for the VP/Treasurer position to put in their Expression of Interest by Jan 31, 2022
  11. New directors appointed: John Haak, Ruth Titus
  12. SIV HOA has a responsibility to keep the wash and the area between villas and S Camino Del Sol cleared from excessive debris and foliage. Judy will investigate this further.

Minutes taken by Kim LaBarre

Meeting adjourned 4:07 pm

*Approved, Judy Burnett-Jammy, President*