

Minutes of the Board of Directors.  
SAN IGNACIO VILLAS HOMEOWNERS ASSOCIATION

July 21,2020

12:30 P.M.

Via ZOOM

DIRECTORS:

Present:

Judy-Kuhnert Gomez- President

Sue Taylor-Lane - Vice President / Treasurer

Ruth Titus- Secretary

Absent- none

HOMEOWNERS: 6

1.Call to Order at 12:33 P.M.

2. A quorum was present

3. Approval of Minutes:

Motion made, seconded and passed with a unanimous vote to approve the minutes of the June 8,2020 BOD open ZOOM meeting.

Motion made, seconded and passed with a unanimous vote to approve the minutes of the July 8,2020 Executive Session.

Motion made seconded and passed with a unanimous vote to approve the minutes of the July 16,2020 Executive Session.

4.Financial Report: by Sue Taylor-Lane, VP/Treasurer

Accounts receivable- Dues payments deadline is July 31,2020. A late fee of 10% of outstanding balance will be added after that date.

#20- second half Member Dues payments are outstanding at~ \$13,400

As of July 17:

\$14,427.15 OPS Balance

\$14,215.85 RESERVE Balance on account, BMO Bank

New AZ Corp. Commission. Annual report and updates of BOD has been filed as required for the changes of EIN, Association name and new banking requirements.

Savings to owners now in EFFECT:

Transfer fee increased 20% as allowed by law from \$175 to \$210 per deed transfer \$210 X1

Disclosure fee increased from \$175 to \$200 per deed transfer \$200 X1

NEW community enhancement fee added of \$200 per deed transfer at 200 X1

This New community enhancement fee will effectively spread the cost ( share the cost) of recent improvements that have taken place (or are planned) for landscaping, tree

removal or trimming, pool repairs and improvements, painted exteriors and road resurfacing in 2019-2020-2021

Projection: Potential income from these fees is \$8,540 and savings from property management fees of \$5000 plus \$200 incidentals combined annually is \$13,540 value to community.

5. Old Business: none

6. New Business:

- A. Ratify Resolution 04-2020 , Changing the name to **San Ignacio Villas HOA**, to comply with the IRS naming standard for a NPO and obtain IRS EIN
- B. Twin Peaks Landscaper Ron Martinesi has been inspecting our irrigation system and will advise on how to economically fix the many problems including leaks, boxes that do not work, etc.
- C. Please hand water plants near your home that need it until the monsoon rains help us out.
- D. Two pool bids have been received and another will be submitted this week. A special assessment will be needed to pay for extensive work on the pool and spa. Further information will be coming soon.
- E. Thank you to our committee volunteers. We appreciate your help and community spirit

Meeting was adjourned at 1:00 P.M.

The next meeting time and date TBD

Due to technical difficulties, some of these topics will be presented again at a meeting very soon, since some homeowners had difficulty logging on.

*Judy Kehnert-Gomez*  
President

*minutes taken by Ruth Titus - Sec.*