

SAN IGNACIO VILLAS INC HOA

Board of Directors

Minutes of Executive Session

February 20, 2024

Minutes of the Board of Directors meeting of the SAN IGNACIO VILLAS INC HOA, Green Valley, AZ, held at the 1940 W Demetrie Loop, in Green Valley, AZ , at 1:00 pm on February 20, 2024.

I. CALL TO ORDER

Board member Kim LaBarre called the meeting to order at 1:00 pm.

II. ROLL CALL OF OFFICERS

Officer roll call took place at 1:01 pm.

Board members present are as follows:

Karl Gustafson, President, arrival 1:05 pm

Ken Rogers, VP and Treasurer

Kim LaBarre, Secretary

Others present are as follows:

Judy Kuhnert Gomez – Member at large, landscape chair

Mary Armbruster

Carlene Amaro

III. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Motion by Ken to approve the minutes of the October 19, 2023 BOD Executive Session meeting. Motion seconded by Kim. Motion passed at 1:02 pm.

IV. FINANCIAL REPORT

Ken Rogers gave the treasurer's report as of 2/19/24

A. Operating Fund: \$38,524
B. Reserve Fund: \$1,003
C. Total Assets as of <date> \$39,627

D. Total Delinquencies 0 as of 2/19/24
E. Liens place on properties due to nonpayment of assessments. 0
F. Request to transfer funds into reserves. Motion to put ½ of annual designate capital reserve funds into savings (\$7,480) was made by Ken, Kim 2nd the motion. Motion approved at 1:05 pm

V. LANDSCAPE COMMITTEE REPORT

Judy Kuhnert Gomez gave the landscape progress report update for 2023 and pool and spa update

A. Landscape work completed in 2023 and first 51 days of 2024

See attachment, landscape report.

First 51 days of 2024: 1 Eucalyptus tree was removed by the garbage bin. Both monuments have been painted and lighting added. Patio sale funds paid for the materials and volunteers Ruth and Brent Strand and Barb Patterson donated their time.

B. Landscape priorities and long-range plans.

Removal of 2 remaining eucalyptus trees in common areas and removal of 2 problematic trees on common area abutting Camino Del Sol. Long-term notations also made on landscape report. Estimated cost to remove each tree is \$1200 to \$1500. Motion was made by Ken to have the eucalyptus tree by the dumpster removed. Kim seconded the motion. Motion passed.

(after re-evaluating the HOA budget, the BOD made the decision to postpone any tree removal) 2/21/23

C. Pool and Spa updates

1. Temperatures set to 86 and 101 currently
2. New Spa heater installed, Approximately \$4,200
3. Do we lock the gate to the outside pool equipment area? Not now
4. Pool/Spa solar covers. Are they helping? Savings on gas bill from 2023 during December and January was \$1,200. The BOD agreed that we should keep the solar covers on the pool and Spa, December, January and February as well as reduce the pool temperature to save on the gas bill.

VI. GENERAL REPORTS AND UPDATES AND DISCUSSIONS

Karl, Ken and Kim gave general reports and updates.

A. Contract Review and Renewal

1. Landscaping- Judy to review. Current hourly rate from Twin Peaks is \$100 per hour plus dump fees. Twin Peaks commits 4 hours per week to SIV HOA at a minimum. Dump fees for 2024 have increased. Current fee is \$45
2. Pool Service-Karl will review the current contract with Blue Knight and report back to the BOD
3. Waste Management. Ken will review the contract and investigate options. He will get back to the BOD with information.

B. Parking lot

1. Additional Striping by Recycling bin
2. Unit number painted on curbs
3. Handicap spot by unit #43, Keep or remove
4. Meeting results with Bates regarding low spot in northeast corner

Karl will contact Bates paving for bids on additional painting and curb painting. He will also follow up with Bates regarding the low spot in the North East corner of the parking lot.

C. Dumpster

1. Locks on Dumpsters? Locks to be ordered that are “keyed”. The locks will be re-keys to be the same as the pool key.
2. Pick up days? Ken has been in constant contact with WM and has made repeated attempts to have our service changed to Monday and Thursday. WM said the change has been made.

D. Drainage

1. Still need to complete areas between 12 and 13, 33 and 32. We will hold off on work until the budget allows for remediation.

E. Legal services are now \$75 per months vs \$50 per month

F. Hoa Rummage Sale proceeds: approximately \$485 was made with the funds going into petty cash. These funds were used to pay for materials on the monument upgrade.

- G. Discussion of Solar Options and cost- Ken reported on the individual cost for solar and the BOD determined that it would be up to each owner to investigate a solar option should they decide to add it. The solar company is working on a proposal for the pool and spa for a solar option and a heat exchange option. Once Ken has received the proposal, he will provide it to the BOD.
- H. Architectural Review Inspection for Sales – Form is needed. Kim will create a form and forward it to the BOD for review
- I. Each Committee chair will be called on at the annual meeting to give an update report
- J. Election for Open Board Of Directors position will be held at the annual meeting

VII. NEXT MEETING DATE

The next meeting will be the Annual meeting, March 14, 2024 at 4:00 pm. The meeting will be held at Canoa Ranch Center in the Amado room. Approval has been given and permit has been issued by GVR.

The HOA is in need of new pool furniture, membership will be asked for monetary donations at the annual meeting so we can purchase new pool furniture.

Motion was made by Karl to adjourn; Kim seconded the motion.

The executive session adjourned at 2:43pm.

Kim LaBarre, Secretary

February 20, 2024