

**SAN IGNACIO VILLAS INC HOA**  
**Board of Directors**  
**Minutes of**  
**Open Meeting, November 16, 2023, 4:00 pm**

Minutes of the Board of Directors meeting of the SAN IGNACIO VILLAS INC HOA, Green Valley, AZ, held at the Canoa Ranch, Amado Room, in Green Valley, AZ , at 4:00 pm on November 16, 2023

**I. CALL TO ORDER**

Board member \_Karl Gustafson\_ called the meeting to order at \_4:03 PM\_\_\_\_\_

**II. ROLL CALL OF OFFICERS**

Officer roll call took place at \_4:03 PM\_\_\_\_\_.

Board members present are as follows:

Karl Gustafson, President

Kim LaBarre, Secretary

Ken Rogers, VP/Treasurer, via telephone

**III. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING**

Motion by \_Kim LaBarre\_\_\_ to approve the minutes of the Annual Meeting held on March 4, 2023. Motion seconded by Karl Gustafson\_\_\_\_\_. Motion passed at \_4:04 PM\_\_\_\_\_.

**IV. PRESIDENTS REPORT**

Karl Gustafson gave the Presidents report at \_4:05 PM\_\_\_\_\_.

- A. Open Board of Directors position beginning March, 2024. Letter of intent needs to be submitted by January 13, 2024 either via email or regular mail.**
- B. Change to the Capital Improvement fee charged for a sale of a property. Previous fee of \$500 is now, \$2,000. These funds will be deposited directly into the Capital Reserve (savings) account.**
- C. Friendly Reminders: No personal property on any HOA property, including walls. No storage in front of your unit.**  
**Watch for Rattle Snakes! If you see one, call the GV fire department. Keep an eye on the snake until they come for removal. Call 502-629-9200**

- D. All exterior light bulbs are being replaced by the HOA to be in compliance with the dark skies rule.
- E. **Community Clean Up Days:** These will continue to be scheduled. If you can do so, please participate so the burden is not carried by the same people. During the last community clean-up, the black plastic underlayment was removed in some areas. Removing the black plastic allows for water retention during the monsoon season and greatly helps with erosion. A community clean up day will be scheduled in 2024. The date has not been set yet. Notification will go out to all owners when the date is scheduled.

**V. SECRETARY REPORT**

Kim LaBarre gave the Secretary Report at \_4:12 PM\_\_.

**A. Completed Projects:**

1. Road/Parking recoated and striped. Low spot to be reviewed by Bates.
  2. Solar Covers for the Pool. If you remove them, replace them. This is a low-cost attempt to keep the heat in during the cool nights. We are hoping this will save on some energy costs with reheating the water in the morning.
  3. Wash and area between Tropicana and Camino Del Sol will continue to be worked on. Additional scrub removal will be done as budget allows. Clean up has already been completed along Camino Del Sol, around the corner to the back of unit 17. Some owners along the wash have contributed to the clean-up.
  4. Most of the drainage problems have been addressed. If you have concerns about drainage between your Villa and another one, contact the BOD. 2 more areas that have been identified will be addressed as time and funds allow.
- B. The HOA will continue to have Board Approved non-native trees removed as our budget allows. Since we have removed some non-native trees already, it has allowed the landscaping crew to focus on other areas. If any trees do get replaced, they will be with a native species. Removal of trees or bushes on HOA property shall be board approved.
- C. Long Term Capital Reserve/Improvement planning  
Overview of Long-term planning. Proposed long term planning attachment B
- D. A small amount of Capital Improvements funds will be spent in 2024.
- E. Carport costs have been investigated. We have an estimate for materials, but we are waiting on an estimate for installation. A preliminary estimate for each unit

assessment is \$5,000. This would not be an HOA Capital Improvement. The estimated value add would be \$10,000 for each property should carports be installed.

## **VI. TREASURERS FINANCIAL REPORT**

Ken Rogers gave the treasurer's report at 4:50 PM.

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|--|----------|
| A. Operating Fund:                     | \$ 5,500 |
| B. Reserve Fund:                       | \$ 1,003 |
| C. Total Assets as of 11/11/23         | \$ 6,503 |
| D. Owed and Receivables as of 11/11/23 | \$ 1,470 |
- E. Some 2024 dues have begun to come in and are not reflected in the above numbers.  
F. One Villa sold in 2023, this was 2 sales short of projection.  
G. Over \$1,300 in donations were received for plants. THANK YOU TO ALL WHO DONATED!!!  
H. Unanticipated pool repairs contributed to cost overrun.  
I. The re-coating cost was higher than originally quoted because of more degradation of the pavement and higher material costs.  
J. Unanticipated drainage repair was addressed in 2023. The funds came from operations and Capital Reserve  
K. Garbage and Recycling costs have gone up.  
L. 2024 BOD approved budget is attached. Attachment A.  
M. 2024 will be another tight year financially. Now that the Capital Reserve fund is depleted, we will continue to build it back up as the years go by.

## **COMMITTEE REPORTS**

### **Architectural Review Committee Report**

- A. The HOA will reinstate an architectural review and approval with future sales.  
B. Don't forget to submit an AMR if you would like to make any exterior changes.

### **MAINTENANCE/LANDSCAPE COMMITTEE REPORT**

- A. **Please check your irrigation timer to make sure it is functioning.** The properties whose timers are exposed to full sun are generally the properties that the timer stops working. If your timer is no longer working, let Judy know. These will be replaced at a cost to the owner. Typically, \$50. The best way to protect your irrigation timer is to shield it with a breathable cover. IE, small straw basket or hat. This allows for air flow and sun protection.



- B. If you are having problems with your irrigation, or have leaks, let Judy know and she will forward this to Ron with Twin Peaks.
- C. Landscape Looks great!
- D. As budget and time allow, overgrown plants, bushes and trees will be removed and repurposed when possible. Non-native species will not be replanted.
- E. If dog feces are not picked up in your yard, the landscapers will not work in your yard. All feces must be picked up immediately. This is considered the friendly reminder. All future violations will result in an immediate fine.

#### **PATIO SALE COMMITTEE**

A February Patio Sale will be held, date TBD. Keep anything you would donate and Save it for the sale.

#### **SOCIAL COMMITTEE**

**Holiday Open House at the Patterson's, # 22, Wednesday, December 13<sup>th</sup>, From 4:00 to 6:00.**

**BYOB and bring an appetizer to share.**

If anyone has ideas for social events, please let the committee know.

#### **CC&R/BYLAWS REVIEW COMMITTEE**

Review continues to be done and will be completed by 2025.

#### **GVR HOA COMMUNICATIONS**

No Update

#### **GVC REPRESENTATIVE**

No Update

### **VII. OLD BUSINESS**

- A. Proper sorting of garbage and Recycling
- B. Tenant Registrations must be turned in to the HOA within 48 hours of tenancy or a fine will be imposed.
- C. Tenants need to be supplied with HOA Rules and Regulations as well as a pool key, by the owner.
- D. Free Library by the Pool

### **VIII. NEXT MEETING DATE**

The next Open Meeting will be March 14, 2023. Time and location TBD.

**IX. MEMBER CONCERNS/DISCUSSION:**

The HOA has yard tools for owners to use. They are stored in the storage area by the pool. Board members along with a few other owners have the key for the storage room. All tools must be checked out when used. The battery-operated chainsaw will only be allowed out to people that know how to use a chainsaw and have knowledge regarding sharpening the saw and adding oil.

The mesquite tree by #1 wall is bowing out the wall.

Root damage has occurred to sidewalks and soldier courses of bricks in yards.

Kim LaBarre made a motion to adjourn the meeting, Karl Gustafson seconded the motion.

The Meeting was adjourned 5:20 PM.

Meeting minutes respectfully submitted by:

Kim LaBarre

SIV HOA Secretary

Approved 3/14/24