

SAN IGNACIO VILLAS INC, HOA
Homeowner Annual Meeting Minutes (Draft)
Monday, March 16, 2026
Canoa Ranch, Amado Room GVC
10:00 am MST

- **CALL TO ORDER:** President, Luis Rodriguez Time: 10:16 pm MST
- **ROLL CALL OF OFFICERS:** Luis Rodriguez, president, Kim LaBarre, VP/treasurer, Carlene Amaro, Secretary (Luis had everyone in attendance introduce themselves)
- **APPROVAL OF THE ANNUAL MEETING MINUTES FROM MARCH 4, 2025:**

_11_____ YES VOTES

_ 0 _____ NO VOTES

- **VOTE TALLY:** Results for the open BOD position vote tally: 11 Sue Taylor-Lane 1 write in for Gerry Wilwant. Sue is Elected

FINANCE/BUDGET COMMITTEE REPORT: 2025 Year end financials and 2026 budget presented by Kim LaBarre, VP Treasurer: 2025-report was shown on screen and provided as handouts. Attachment A. Kim summarized income and outflow. Monies left at the end of year are transferred to reserve because we are a nonprofit. Summarized expenses, explained why expenses were high. The main item was the cost of revising CCR's, resurfacing the pool deck were taken out of operations instead of reserves. Open to questions. How would outside accounting be treated in budget-operating budget-Are we in good shape? Relative to how we started-yes Many details mentioned

Approved 2026 Budget: (in all likelihood) dues will increase next year, 2026 budget was projected for those attending Kim went over it with explanations for clarity Main points: no new CCR expense, up front admin fees are almost all paid at beginning of year, landscaping more to be done at beginning and end of year with Palms always trimmed at June, pool coverings have been saving us hundreds, Member Question about payments to Green Valley Council must pay to be member. Follow up about whether we have a member who attends, yes, it is a volunteer from the HOA. The President attends the monthly President GVC meetings.

- I. **MAINTENANCE/LANDSCAPE COMMITTEE REPORT:** Presented by Judy Kuhnert-Gomez. 2025 grubworms necessitated replacement of landscaping components, explained how Ron saves us money, gets us leftovers, etc from other jobs does not charge HOA for everything he does irrigation leaks continue to be a problems due to age of system, animal depredation Grasses/some weeds may need pre-emergent herbicide price/amount needs to be checked
- II. Members are reminded to report leaks quickly, directly to Judy via text (with picture, if possible) 816.550.2998. Question about tree trimming; trimming will continue throughout 2026 as needed. Either Ron or monstrosity will do the trimming. It all depends on the size of the tree.

- III. **PATIO SALE COMMITTEE REPORT:** Connie Johnson, Stacy Kehrwald, Eleanor Fowler, and Peggy Cornett. Thank you to the volunteers. \$772 was made. What do we do with the money? Deposited into petty cash. Last year, pool furniture, things we might need but don't have \$ in budget. Some funds could be used for the Social committee, (starting back up) (plates and cups, not a party)
- IV. **GVC UPDATES:** Mary Armbruster. GVC offered funds to HOA with help in cleaning up brush for fire prevention. The stipulation for fund application was the HOA needed to have a certain amount of volunteer hours committed to clean up. Since SIV HOA common areas that need to be cleaned up from brush are on a steep embankment, no one would be volunteering for this job, therefore eliminating us from GVC funds. We all believe the funds are already depleted. Dog park being put in by the Pickleball courts
- V. **2025 RECAP:** Luis Rodriguez
- A. Pool decking was recoated. Paid through operations
 - B. 5 sales for 2025 which contributed an additional \$12,000 to the reserves.

VI. 2026 PLANNING:

- A. The BOD has investigated outsourcing the HOA financials. This includes but is not limited to; payment of monthly bills, payment of annual fees, bookkeeping, filing 1099's for independent contractors, reconciliation of monthly books, processing dues payments, sending and receiving fine notices and payments, etc.

Having an outside source to manage the daily finances will allow the BOD to "share the load" of operations and will establish consistent records and payments. We are trying to avoid hiring a full management company for the operations of the HOA which will in turn keep the annual dues from rising significantly. The BOD will still act as oversight of any company hired.

Presented 3 options: Lessard CPA, Community Financials or Full Management Company. Lessard would cost \$200 to \$225 per month - Kim LaBarre, Treasurer would prefer to take financial info to Lessard because of the cost savings and believes this is a good option to start with. Lessard would: keep books updated monthly, do the annual taxes and 1099's. Lessard would also meet with the finance committee once per year to provide guidance. Community Financials would do that PLUS offers an owner website where payments can be made online, owners would be able to check their accounts online, access HOA documents, set up checking (operations) and savings (reserve) accounts. The basic services for Community Financials run \$389 per month. A mass email to homeowners was previously sent with details about Community financials. Sue Taylor-Lane will look into the cost of a full Management Company. Sue will provide the BOD with information no later than May so the BOD can move forward with a decision on which option would be best at this time. Comments were made that we had a full management company before and it did not go well. Question about Community Financials-what kind of company are they?

They only do HOA's finances and support. This is their speciality. Membership was wondering if the extra services from Community Financials was worth the money since no one usually asks us for financial info. Except when there is a sale. Will this help us get more people to "step up" if the responsibility is reduced? Full management companies in Green Valley are getting fired left and right, none appear to be reliable. Sue and Kim know of a couple of good ones. Sue will investigate

- B. BOD has obtained bids for sidewalk and bridge repairs. Work should start soon. Cost for repairs will be approximately \$9,000. Funds to come from reserves.
- C. Sparkle and Splash have acquired Blue Knight. Sparkle and Splash will be servicing our pool. We investigated other pool service companies to compare fees and services. Sparkle and Splash are the most cost effective.
- D. Possible bids on pool fence painting. No bids have been acquired yet. We are waiting to finish the sidewalk repair and see where we are financially before acquiring bids. May not be done until 2027 since all of the sidewalk repair will be done this year instead of splitting it into 2 years.
- E. Decorative rock in yards-we need to consider adding rock? Yes, but it isn't in the budget right now.

VII. ANNOUNCEMENTS:

We are seeking volunteers for several committees, including Maintenance, Dale Oviedo, #31 volunteered for maintenance.

2026 SIV HOA Committee Members:

Finance/Budget Committee: Kim LaBarre, VP Treasurer, Director; Connie Johnson, John Haak

Nominating Committee: Mary Armbruster, Officer, Louise Rogers

Maintenance Committee: Judy Kuhnert-Gomez, Officer; Dale Oviedo, Luis Rodriguez

Landscape Committee: Judy Kuhnert-Gomez, Officer

Architectural Committee: Sue Taylor-Lane, President, Director; Judy Kuhnert-Gomez, Officer; Kim LaBarre, VP Treasurer, Director

Patio Sale Committee: Connie Johnson, Stacy Kehrwald,

GVR HOA Communications: Sue Taylor-Lane, President, Director

GVC Representative: Dale Oviedo

Social Committee: Eleanor Fowler, Dale Oviedo

Website Maintenance: Ken Rogers, Officer

Statutory Agent: Kim LaBarre, VP Treasurer, Director

Thank you to everyone who signed up for committees!!! We are now full. If anyone wants to donate their time, we will always be able to find a spot for you.

Pool solar covers have significantly saved money on the gas bill. They have been removed now that the weather is warmer. Thank you to everyone who put them back on after pool and spa use.

A. Waste Management fines are now \$45 vs \$35. We accrued \$333 in fines for 2025. **NO PLASTIC BAGS IN RECYCLING, BOXES BROKEN DOWN**

D. **ALL RENTERS MUST BE REGISTERED WITH THE HOA PRIOR TO CHECK-IN. Tenant form instructions sent out in mass owner email.**

E. If you are leasing any portion of your unit, you are responsible for furnishing your tenants with pool and pool bathroom keys, as well as ensuring they receive the SIV HOA rules and regulations. Kim, again said she has a set of information that people can use for tenants. **WE DO NOT HAVE A MAINTIENCE CREW. ALL OWNERS AND TENANTS ARE RESPONSIBLE TO PICKING UP AFTER THEMSELVES. THIS INCLUDES THE POOL BATHROOM.** A decision was made to padlock the pool bathroom. It is not getting cleaned after use, so people that use the pool and hot tub can use the bathroom in their units.

F. R. Amaro brought up over 2 vehicles being parked in the neighborhood. Another person mentioned trailers. A person asked about trailers etc, storage of vehicles; time limit for trailers, motorhomes, travel vans is not more than 72 hours in a 7 day period, per the CC&R's. Kim will contact the attorney to get full definition on what a recreational vehicle is and if it includes golf carts.

XII.ADJOURNMENT: Kim made motion, Carlene Seconded Adjournment at 12:58 pm MST

Respectfully Submitted By:

Carlene Amaro, SIV HOA Secretary

A BOD Meeting will be held immediately following the Annual meeting. Anyone interested in attending is welcome to attend.