

SAN IGNACIO VILLAS INC, HOA

General Meeting Minutes DRAFT

December 15, 2025

6:00 PM

At Desert Hills GVR, Room A, 6:00 pm

2980 S Camino del Sol

I. CALL TO ORDER President Rodriguez called the meeting to order at 6:00 pm

II. ROLL CALL OF OFFICERS Luis Rodriguez, President, Barb Patterson, Vice President, Carlene Amaro, Secretary

III. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING Luis Rodriguez- motion to approve, 2nd-Kim La Barre

IV. FINANCE/BUDGET COMMITTEE REPORT

Barb began to summarize current status Sales of 4 units contributed to reserved, committed amounts have been transferred to reserve except for a property in foreclosure and 1 owner in half year in arrears (Kim L stated that she thought the arrears stayed with the property, and new owner would be responsible for them discussion ensued) Other questions were tossed around, Bert Olson had some explanations

Barb will have a discussion with Kim & Bert to rectify the questions

A. FY2025-26 Budget Report

B. FY2026-27 Proposed Budget and Long-term Planning Update Finalization to proposed (draft) budget will be after meeting with finance committee-can't be sent out to owners until Barb & committee have finished. Presentation of draft long-range plan (work in progress contains projections) *members present had access to viewing copies Finance committee is obtaining numbers regarding road/parking resurfacing Current plan is not based on dues increase

V. MAINTENANCE/LANDSCAPE COMMITTEE REPORT Judy Khunert-Gomez reported on grub decimation Landscaper provided replacement plants only charged labor Camino Del Sol area is very clean (safe) Palm trees have been trimmed (annual expense) GV Council wants it done by Mid June to prevent fire hazard Pool deck redone (safer & more attractive) pool tile edging (to clean mineral buildup) needs to be cleaned need estimate continuing to clean/maintain wash Judy asks to be contacted directly via text or phone call, to prevent Luis asked about the Blue Night Quote-Barb will do John would like to be part of that meeting to ask about some money-saving options, Luis asked about sending out notice regarding

reporting to Judy and letting landscaper set the irrigation controllers Rebid landscaping? No way to compare apples to apples-tabled for now

VI. ARCHITECTURAL COMMITTEE REPORT Luis has been told by attorney that the safety issue of not allowing security doors might be a potential liability. Luis will get a statement from attorney

VII. NEW BUSINESS ADJUST THIS Board members must let membership know about opening board positions timing depends Mary A. will add to the nominating committee and handle nominations for opening positions Board must send out an announcement about upcoming Annual Meeting, open positions, etc

VIII. CALL TO THE PUBLIC

Mary was asked about GV Council do we need to send her notes out via email

IX. ANNOUNCEMENTS none

X. ADJOURNMENT 7:45 pm MST Luis motioned to adjourn, Barb 2nd all were in favor

Respectfully submitted by: Carlene Amaro, SIV HOA Secretary