

## SAN IGNACIO VILLAS INC HOA

Board of Directors meeting of the SAN IGNACIO VILLAS INC HOA, Green Valley, AZ, held at 1865 W Demetrie Loop, in Green Valley, AZ, at 10:30 A.M. on April 3, 2024.

### I. CALL TO ORDER

Board President Rogers called the meeting to order at 10:31am.

### II. ROLL CALL OF OFFICERS

Officer roll call took place at 10:32 am.

Board members present are as follows:

Ken Rogers, President

Mike Cataldo, VP/Treasurer

Carlene Amaro, Secretary

Others present are as follows:

Judy Kuhnert-Gomez, Ex-Officio Officer

### III. Approval of Minutes Board of Directors meeting from March 19, 2024

### IV. REPORT

#### A. President:

Arizona Corporate Commission nothing confirmed for new officers yet

The HOA may now be required to do new Federal forms in relation to prevention of money "laundering"

#### B. Vicepresident/treasurer

Regional Flood Control is available through GVC to assess washes on HOA property.

Ameliorating actions were discussed. Ken will try to informally explore this without commitment of HOA.

Villa 42 property transfer (Transfer fee \$400, Disclosure fee \$400, Capital improvement fee - \$2000, late fees \$190: paid)

#### C. Secretary

### V. APPOINTMENTS

Appointments of non-voting Ex-Officio Officers: Motion by Carlene Amaro to appoint members listed below was seconded by Mike Cataldo, and motion was passed.

A. Judy Kuhnert-Gomez

B. Kim LaBarre

C. Ruth Titus

D. Barb Patterson

### VI. APPOINTMENTS OF COMMITTEE CHAIRS (chairpersons confirm or appoint members)

A. Finance/Budget Committee: Chair - Mike Cataldo (members - Sam Gorsline, Bert Olson, Kim LaBarre, Brent Strad)

B. Audit committee: Chair - Mike Cataldo (member - Sam Gorsline)

- C. Nominating Committee: Chair - Mary Armbruster, (members - Louise Rogers, Ruth Strad)
  - D. Maintenance/Landscape Committee: Chair - Judy Kuhnert-Gomez, (members - Dave Patterson, Brent Strad)
  - E. Social Committee: Chair - Barb Patterson, (members - Kim LaBarre)
  - F. Architectural Committee: Chair – Kim LaBarre (members – Mary Armbruster, Judy Kuhnert-Gomez)
  - G. Patio Sale Committee: Chair - Barb Patterson, (members - Ruth Titus, Mary Armbruster)
  - H. CC&R's/Bylaws Review Committee: committee retired; revisions being forwarded to GVC and lawyer.
  - I. GVR HOA Communications Contact: Sam Gorsline
  - J. GVC Representatives: Mary Armbruster
- A motion was made by Ken Rogers to accept committee appointments and seconded by Carlene Amaro. The motion passed.

#### VII. ACTION ON ARCHITECTURAL MODIFICATIONS FORMS AND MAINTENANCE REQUESTS

- A. Plantings Villa 7 Motion was made by Mike Cataldo and seconded by Carlene Amaro. The motion passed.
- B. Drainage problems Villas 6 and 7  
Problem is viewed as a building maintenance issue. #7 will be spoken with by Ken.
- C. Tree Trimming Villa 42 Ken Rogers made the motion to approve, and Carlene Amaro seconded. The motion passed.
- D. Extended scuppers Villa 5 Carlene Amaro made the motion, and it was seconded by Mike Cataldo. The motion passed. Work was approved pending board receiving valid ROC number for contractors.

#### VIII. FACILITY ACTION ITEMS

- A. Pool Furniture – Accepting donations. Purchase approval- Motion was made by Ken Rogers to accept the donations and acquire the furniture. It was seconded by Mike Cataldo with thanks. Carlene Amaro will send thank you emails.
- B. Pool storage proposal to use recess where drinking fountain was to make a storage room for common tools, etc. Ken Rogers made the motion to approve, Mike Cataldo seconded, and the motion passed with a timeline into next fall.
- C. Lighting at entrance from Vista Ridge. Dave Patterson met with TEP regarding having electrical access at the SIV sign on Vista Ridge & Tropicana. This was declined by consensus due to the yearly cost to owners.
- D. Ken Rogers shared the results of a discussion with the solar electricity people; there are questions as to what type of solar, will it actually save money? He will do more research.

#### IX. GENERAL DISCUSSION ITEMS

- A. Email protocol. Board members will respond if in his/her wheelhouse. If items needs review or inclusion on agenda, BCC others on personal emails
- B. Tax exempt status Federally exempt under section 528. Mike suggests we apply for 501C4 status to allow tax exemption on our earned interest. Mike will look into the details.
- C. Is new pool permit printed and posted?
- D. Fire department must do annual inspection contact person is Roger Thompson 520 235-6499. Mike Cataldo will call for an appointment.
- E. Continued discussions of storage possibilities/configurations.

- X. NEXT MEETING DATE wait until we have needs to discuss  
Motion to adjourn meeting made by Mike Cataldo, and seconded by Ken Rogers. The motion passed.