

San Ignacio Villa HOA Board Of Directors Open Meeting Minutes, January 26, 2022

Meeting was called to order on January 26, 2022 at 1:01 pm by Judy Kuhnert-Gomez, President of SIV HOA

Ken Rogers was seated to fulfill the remainder of Sue Taylor-Lanes term on the Board of Directors upon Sue Taylor-Lanes resignation of the position, January 24, 2022. Welcome to Ken and Thanks to Sue for her time and involvement with the development of San Ignacio Villa's.

In attendance: Judy Kuhnert-Gomez, President

Kim LaBarre, Secretary

Ken Rogers, VP/Treasurer

BOD quorum was met. In addition to the above BOD members and addition 28 members were in attendance.

November 2, 2021 motion to approve meeting minutes was made by Judy Kuhnert-Gomez, Kim LaBarre (Secretary) 2nd the motion. Approval of November 2nd meeting minutes passed

Dave Patterson was added to the Maintenance/Landscape committee

Green Valley council Board of Representatives report was made by Barb Patterson. Barbs report is attached to the minutes.

Trash – Continued problems with Republic. They have been asked several times to remove their trash bins and have not done so as of this meeting. Per the advice from our attorney, SIV will need to send a certified letter to Republic asking for immediate removal of the bins. Board of directors will follow up with the letter. **DO NOT use the blue Republic containers. They will be sealed off after the next pick up on Friday. Only use the Green Waste Management containers. Recycling container is located in front of 1940 W Demetrie Loop, (south side). Trash container is located in front of 1900 W Demetrie Loop (west side)** Judy provided handouts for recycling information. You can also go to the waste management

web site to see what is accepted in the recycling bin. Glass containers ARE OK to recycle. Trash pickup is once per week on Thursday, Recycling pickup is once per week on Monday.

Pool and solar mat issues- Judy presented our options and estimated costs laid out by Blue Knight. (current pool maintenance company) The current supplemental solar heating system for the pool is leaking and cannot be repaired any longer. Last billing for gas was \$1800. Options for moving forward:

- A) Shut down current solar supplements system, see what gas bill is then make decisions on moving forward
- B) Replace current solar mat system, estimated cost for materials only, \$2,000 According to the solar "experts" we would need twice the surface roof area and twice the amount of solar mats (coils) to make a supplemental solar system viable. If a new system was installed on the ramada roof, the system would need to be removed when any future roof repair was done.

Based on this information, membership was concurred that the current system should be shut down.

SIV HOA meeting are for Membership only. Non members should not be in attendance unless an owner has appointed a personal representative for themselves (via proper procedure). The personal representative can only attend SIV HOA meetings IF the member cannot attend. The personal representative cannot vote nor comment on any HOA business. They are an observer only.

Chuck Lamb provided written documentation appointing Mike Scaramella as his personal representative.

Fiscal Year 2021 and proposed budget for 2022 – Ken Rogers presented the final number for fiscal year 2021. Copy of the report is attached. Discussion was held regarding proposed budget for 2022. Due to the length of the detailed proposed 2022 budget, the recap was provided to membership. If any member would like the detailed breakdown of the proposed budget. Please contact Ken Rogers at loukenr@live.com. Ken can email you the excel spread sheet. As stated at the November 2nd meeting, \$140 from each members annual HOA dues has been earmarked for transfer into the capital reserve account (checking account). The capital reserve account is held in reserve for major improvements and repairs to common areas. A suggested healthy balance for an HOA the size of ours is \$30,000 to \$40,000. This is a suggested minimal amount that should be in the account at all times. Based on the current amount in the capital improvement account we are short by \$12,000 to \$22,000. This does not take into account the upcoming projected expense to have the road/parking lot recoated, repaired and restriped. This maintenance has been deferred and we have been advised that the work should be completed by spring of 2023 in order to prevent full removal and replacement of the asphalt before necessary (providing maintenance is done).

Judy Kuhnert-Gomez made the motion to approve the financial report from Ken Rogers, Kim LaBarre 2nd the motion. Motion was passed.

Volunteers were solicited for several committees:

Audit/Budget Committee members- Ken Rogers, director, Nellie Johnson, Mike Cataldo and Sam Gorsline

Nominating Committee members- Ruth Titus, director, Mary Armbruster

Proposed Amendment Rental Committee – John Haak, director, Donna Fairchild, Walter Cooney, Rose Pecoraro, Barb Patterson, Mary Armbruster, Sue Taylor Lane

Maintenance/Landscape Committee – Judy Kuhnert-Gomez, director, Paul Gobert, Dave Patterson, Chuck Fadke

A request was made by Sue Taylor-Lane to combine the HOA Board of Directors proposed amendment Rental committee with her and Rich Walton's committee. Because the committee chaired by Sue and Rich is a group that was formed outside of the HOA, approval to combine committees was denied.

Reminder, form completion and submission – The SIV HOA web site has PDF downloadable/printable forms Along with online fillable forms. The form listed on the left is the PDF version for downloading and printing. The same form is available in a fillable version, this is the one that looks like (fillable version). Use this version is you want to complete the form online, save it, and submit it via email. **YOU WILL NEED TO CLICK ON ENABLE EDITING IN ORDER TO FILL THIS FORM OUT.**

Reminder, AMR – An AMR must be turned into the architectural committee/BOD and architectural committee/BOD must approve the proposed work, prior to any work starting on Exterior projects on private property or common property. If you have work done on common property, it is the responsibility of the homeowner to maintain the improvement. This includes landscaping.

Pool Use Rule and Regulation change – Based on owner/member input the the pool use rule and regulation has been amended. (Amended portion in red)

POOL AND SPA RULES 1) POOL AND SPA HOURS: 7:00 AM UNTIL 8:00 PM 2) No smoking is allowed inside the fenced area surrounding the pool and spa area. 3) No glass containers are permitted inside the fenced area surrounding the pool and spa area. 4) NO FOOD/SNACKS/ALCOHOL are permitted in the pool and spa area. Exception for Food allowed in the Pool/Spa Area would be for a SIV HOA event scheduled in advance with HOA BOD. 5) No animals, other than certified service animals are permitted inside the fenced area surrounding the pool and spa area. No animal at any time is permitted to enter the pool or spa. 6) No persons under fourteen (14) years of age are permitted to be inside the fenced area surrounding the pool and spa area unless accompanied by an adult over twenty-one (21) years of age. Non swimmers should be accompanied by a skilled swimmer while in the pool. Persons who cannot physically help themselves in the event of an emergency or necessary evacuation of the area must be accompanied by a responsible person of at least 21 years of age at all times. 7) Gates must be locked at all times. Keys must remain under the control of an Owner or adult of at least 21 years. Cost of replacement for lost pool gate or restroom keys is \$15 per occurrence. 8) Owners who have rented their entire home, A & B units, forfeit use of Pool and Spa facilities during the rental period. Maximum

occupancy limits for the Pool & Spa areas are 189 persons at any given time. Within the POOL water 33 persons, Within the SPA water 7 persons. Any violation of the above rules may result in suspension of the right to use the pool. Such suspension shall be pursuant to Arizona Statute, additionally, the owner will be subject to San Ignacio Villas fine process.

Other member questions and concerns – The GVC web site information will be added to the SIV HOA website

Excessive grasses and other vegetation behind units in the northern Arroyo. GVC is in conversation with Pima county regarding responsibility of maintenance

Standing water after monsoon's between some of the villas. Re-grading and possible drainage needs to be done. Funds for this project have been included in the 2022 budget. Further information on pricing and scope of work by Maintenance/Landscaping committee needs to be gathered prior to moving forward.

Minutes respectfully submitted

Kim LaBarre, Secretary, SIV HOA

Approved, Judy Kuhnert - Boney, President