

San Ignacio Golf Estates HOA Annual Meeting February 26, 2020

Minutes of the Annual General Meeting

The President of the San Ignacio Golf Estates Homeowners Association Board of Directors, Richard Kidwell, called the annual meeting to order at 9:10 AM. Members of the board in attendance were: Richard Kidwell, President; Jeff Benoy, Vice-President; Michael Fotheringham, Treasurer; and Lynn Raby, Member-at-Large. Karen Pickering, Secretary, was not in attendance because she had recently moved from the HOA and thus vacated her seat.

There was a quorum of Association members in attendance.

The minutes of the HOA Annual Meeting of 2019 were neither read, nor presented and were thus not approved.

1. Opening remarks

President Kidwell gave his opening remarks. He thanked Mr. Fotheringham for organizing the new accounting system. He also thanked Mr. Benoy for being the Point of Contact, along with the outgoing Secretary, Ms. Pickering, for the HOA during landscaping contract negotiations with the Golf Course Superintendent, Jeff Eckart. Mr. Floyd White was also thanked for his work on the 2019 road repairs. It was noted that Ms. Pickering had moved out of the HOA and would no longer be secretary.

Mr. Kidwell also noted that the Association had spent more than planned on landscaping for 2019. The need to tackle mature growth and remedy years of just doing maintenance had to be addressed. This was also given top priority because of member reports of problems with rats which were living in the mature plants root systems.

2. Treasurer's Report

Mr. Fotheringham reported on the annual audit, which was conducted by Donald Overturf, CPA, whose office is located in Green Valley, Arizona. A copy of the audit is attached to these minutes.

The Profit and Loss Statement as well as the Balance Sheet for the HOA is also attached.

Mr. Fotheringham also reported on the Proposed Budget for FY2020 and noted the Associations savings had been depleted by the repairs from last year which had to be done to prevent further damage.

During discussion of the proposed 2020 budget, the subject of the Associations' contract with Terminix Pest Control was raised. There were many questions and comments from the audience as to how many people actually use this service and why more people are not using it. At the moment approximately 32 homes out of 108 homes are using this service which costs \$4000.00 a year. No vote was taken and the issue was not resolved at this meeting, although the consensus seemed to be that the Association would retain the contract with Terminex if a majority of home owners were using the service when the contract is up for renewal in November. The board will do a thorough investigation with Terminex to determine the costs and how Terminex plans to implement the contract. The Board will conduct a survey of the membership if there is a question about renewing the contract.

The Social Committee will no longer be accountable to the Board as to the dollar amounts spent or received. They will keep an independent tally of income and expenses.

3. President's Report:

President Kidwell spoke about the insurance policy the Association has with State Farm Insurance Company concerning our coverage for a worker injured while doing a job for the HOA. He has been assured that our coverage is adequate. He invited any member to speak with the local agent Skip Francisco, regarding the same.

Mr. White addressed the issue of Worker's Compensation regarding golf course workers on Association property. He was assured that in any contract with the golf course there would be no liability on the Association's part should any worker become injured on SIGE property.

A long discussion was held between the Board and some members in attendance regarding maintenance of the common areas. The discussion involved the amount of money expended from the budget for said maintenance, as well as finding a solution to solve the problem of maintaining the interior common areas, as opposed to the exterior perimeter common areas. Jeff Benoy and Karen Pickering had been working with Jeff Eckart, Superintendent of the San Ignacio Golf Course, regarding a possible contract to maintain the perimeter areas. Mr. Eckart does not wish to maintain the interior common areas and so the Board has to find a landscaping company to work on these areas. Mr. Benoy, et al, will meet with some contractors and get quotes.

Mr. Kidwell reported on the possibility of removing trees along Baltusrol Drive due to the fact these trees are mature and, as a result, they are now blocking many homeowners' views who paid a premium for a lot with a view. Some of these trees are dying and others have root systems which have damaged our road and other roots are very close to brick walls. Individuals were encouraged to contact Mr. Kidwell with specific concerns.

4. Approval of Lynn Raby and selection of Richard Scott to the Board

When Karen Pickering left the board, the position of Secretary was vacated. Lynn Raby has accepted the position and was voted in (by show of hands of those in attendance) as the Board Secretary.

A question was then raised as to whether or not another member was needed on the board. Tom Wilsted nominated Richard Scott from the floor. Floyd White made a motion to have a onetime special election and elect Richard Scott and Lynn Raby to be voting members of the board. TJ Wisdom seconded the motion. A vote was called by the President and it was unanimously decided that Mr. Scott and MS. Raby be elected to the Board.

5. Miscellaneous Remarks by the President:

Mr. Kidwell announced that Richard Scott, Lynn Raby, Tori Conrad and Judy Maury have volunteered to work together as a Welcoming Committee for the Association. They are gathering Association information and community packets for new homeowners. Neighbors are asked to notify any of them when they see a new neighbor moving in so they can visit and welcome them to the HOA.

An information seminar regarding the 2020 Census will be held on March 10th, 2020 at the Santa Rita Springs Recreation Center at 2PM.

An Association garage sale will be held on March 20 and 21, 2020, from 8 AM to noon.

Maria and Michael Fotheringham have worked with the golf course to get a fountain installed in the pond on the 6th hole. Their efforts were not on behalf of the Association, but the and the golf course will maintain and service the fountain.

2020 elections: The membership was informed that any yard signs will need to be in compliance with Arizona State law.

Questions:

Mr Hoeger raised the issue of what happened to the Associations Certificate of Deposit. Mr Fotheringham announced that it had been cashed to pay for the road repairs in 2019. Mr Hoeger encouraged the Board to reinvest in a CD as a reserve fund for the HOA and not have the money in the operating budget. Mr Fotheringham said they were waiting for 2020 HOA dues to purchase a new CD in the amount of at least \$100,000.00. The Board will inform the Association members when that is in effect.

The meeting was adjourned at 10:30AM.

San Ignacio Golf Estates, Inc.
Statement of Activities and Fund Balance - Cash Basis
Year Ended December 31, 2019

Increase in Funds:

Collections:

Current Year	\$ 45,871.95	
Coming Year	36,000.00	\$ 81,871.95

Decrease in Funds:

Repair and Maintenance	53,920.00
Landscaping	37,027.22
Dues	1,026.00
Insurance	1,015.00
Computer and Web	884.85
Rent	540.00
Utilities	466.51
Office	457.67
Misc	166.12
Taxes	34.27
Decrease in funds - Total	<u>95,537.64</u>

Net Decrease in Funds (13,665.69)

Funds Beginning	164,327.76
Funds Ending	<u>\$ 150,662.07</u>

Donald Overturf
Certified Public Accountant



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No Assurance Provided

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Accrual Basis

San Ignacio Golf Estates Inc
Profit & Loss
 January through December 2019

	Jan - Dec 19
Ordinary Income/Expense	
Income	
Cashing in of CD	103,148.88
Homeowner's Dues 2019	43,200.00
HOA Social Club	10.00
Interest Income	1,160.48
Home Owner Transfer Fees	1,500.00
Total Income	149,019.36
Gross Profit	149,019.36
Expense	
Property Taxes	34.27
Cashing in of Cash Deposit Bond	103,148.88
Landscaping, General	15,850.00
Return Check Fee	12.00
Storage rental	540.00
Misc expense	504.12
Web Site	80.00
Green Valley Council	1,026.00
Computer and Internet Expenses	804.85
Insurance Expense	1,015.00
Landscaping - Gutman	16,200.00
Groundskeeping Misc	175.00
Office Supplies	237.67
Pest Control	4,802.22
Postage and Delivery	210.00
Professional Fees	10.00
Road Repair Expense	53,570.00
Utilities	466.51
Total Expense	198,686.52
Net Ordinary Income	-49,667.16
Net Income	-49,667.16

San Ignacio Golf Estates Inc
Balance Sheet
As of December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
BANK - Operating Account	104,809.07
Business Savings	34,651.53
Total Checking/Savings	139,460.60
Accounts Receivable	
Accounts Receivable	-35,600.00
Total Accounts Receivable	-35,600.00
Other Current Assets	
Undeposited Funds	10,800.00
Total Other Current Assets	10,800.00
Total Current Assets	114,660.60
TOTAL ASSETS	114,660.60
LIABILITIES & EQUITY	
Equity	
Homeowners Equity	145,527.41
Retained Earnings	18,800.35
Net Income	-49,667.16
Total Equity	114,660.60
TOTAL LIABILITIES & EQUITY	114,660.60