

SIGE HOA Board Meeting Minutes May 3, 2012

The May 2012 meeting of the HOA board convened at 1505.

The March board minutes were approved as written.

(1) Ted Hoeger discussed the need for additional tree trimming, and presented a bid to perform the required work ... 12 hours @ \$200/hour for the crew and chipper. After review of the financial report, the \$2400 expenditure was approved.

(2) Don Mahan stated that a request had been received, and approved, to raise a wall at 4329 S Lytham Court'

(3) The financial report was presented by Jim Mauldin, which indicates that the HOA is within budget and has a small surplus.

(4) Richard Kidwell reported that the HOA by-laws have been typed in, and we now have an electronic copy that will be ready for distribution, as soon as it is proof read. He also stated that issues remain with getting the SIGE HOA website running.

(5) A discussion was held regarding the implications of ARS33-1806, which regulates HOAs in respect to change of ownership. It was decided that a package of all of the required documents be prepared for presentation to the respective escrow company. Package will include, at a minimum, cover letter, a list of contacts, copies of CCRs, by-laws and information regarding association dues, termite inspection coverage and any pending litigation. The package will be prepared by the Secretary and Treasurer and approved by the board.

(6) A discussion was held regarding transfer fees. It was proposed and approved that the SIGE HOA transfer fees be immediately increased from the current \$50 to \$60. The transfer fees will be re-addressed after January 1, 2013.

(7) It was proposed and approved that the SIGE HOA "replacement fund" and "legal fund" be combined into a "contingency fund". The HOA also maintains an "operating fund".

New Business:

Discussion of the possibility of a welcome package for new home owners, containing pertinent information about the Green Valley community and the GVR.

The next scheduled board meeting is set for 3:00 PM on September 6, 2012.

The meeting was adjourned at 1615.