

SONORAN DESERT WILLOW HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: March 20, 2007
TIME: 7:00 P.M.
LOCATION: Pyramid Credit Union
8235 S. Houghton Rd.
Tucson, AZ

DRAFT

CALL TO ORDER

The meeting was called to order at 7:02 P.M.

ROLL CALL

Members Present: Ken Moyes - President
Neil Watson - Director at Large
Glen Bohnke - Vice-President

Members Absent: Mike Howard - Treasurer
Bob Rice - Secretary

Management: Grant Parker, Cadden Community Management
Minutes: Carrie Ressler, Cadden Community Management

QUORUM

Three directors were present, establishing a quorum.

APPROVAL OF MINUTES: February 20, 2007 and March 3, 2007 MOTION:

To approve February 20, 2007 Minutes with correction referencing a sink hole as a culvert and March 3, 2007 presented to the Board. The motion was seconded and approved by all.

PRESIDENTS REPORT

Mr. Moyes discussed the posting of the ATV Rules and Laws on the Associations website. County ordinance prohibits ATV's from riding on public land. The next mailing will notify Homeowners of the website updates.

Mr. Moyes discussed Lennar turning over the tract of land that runs west of the wash to include the service road. Lennar provided a survey deeding to the said land to the Sonoran Desert Willow Estates HOA. Survey will be sent to Pima County Recorder's Office. It was discussed to have the Landscaper review the statement of work and revise contract according to newly deeded area.

Mr. Moyes announced the next Rita Ranch Neighborhood meeting on April 19, 2007 at 7:30pm at the Desert Sky Middle School. The meeting will provide information about the Houghton Road widening project. Discussion ensued.

Mr. Moyes recapped on the ATV Ordinance and discussion in sued.

TREASURERS REPORT

The reading of the Financials was waived at this time, since the Treasurer was absent from the meeting. Will be reported on at next meeting.

Mr. Moyes discussed the invoices from Horticulture Unlimited. Mr. Moyes and Mr. Bohnke volunteered to do a complete analysis and reconciliation of the 2006 invoices. Mr. Bohnke suggested the December invoices get paid while the rest are reviewed.

MOTION: A Motion was made to analyze the Horticulture Unlimited invoices and report back at next Board Meeting. The motion was seconded and approved by all.

VICE PRESIDENTS REPORT/LANDSCAPE REPORT

Mr. Bohnke reported the sinkhole behind culvert on Dusky Willow has been filled.

A new sinkhole is forming about three feet from the recently fixed hole. Will contact Norm to have it looked at.

Water on Common Area lawn will be turned off on March 24, 2007 to accommodate request for party. Individual was advised to be careful of irrigation. They will be held responsible for any damage.

Mr. Bohnke will contact Norm Farmer, Horizons West to discuss plan of action concerning weeds. The weed growth on common area off of Dusky Willow has escalated. Mr. Bohnke commented that Horizons West has been good about putting in time and getting him the reports.

SECRETARY REPORT

Secretary was absent from meeting.

DIRECTOR AT LARGE REPORT

At this time Mr. Watson had nothing to report.

ARC REPORT

ACC Chair was not present. Mrs. Struthers, member of the ACC, was present and did not have anything to report. Three ACC applications are still pending a decision. Mr. Moyes suggested follow up on Mr. Walton and the status of the applications.

Mr. Moyes suggest Board takes it upon themselves to elect an ACC Chair and create ACC procedures at the next meeting. Mr. Watson questioned the appropriateness of the Board taking over control. Mr. Bohnke stated that there is a lack of leadership and the ACC must become a functioning committee.

MOTION: Mr. Moyes made a Motion to move outside the CC&R's to have the Board write ACC procedures and appoint an ACC Chair to be adopted at next Board Meeting. The motion was seconded and approved by all.

MANAGERS REPORT

Mr. Parker provided a written report to the Board of Directors.

Mr. Parker explained that the Graffiti on the transformer on Pacific Willow has been removed; three ACC applications are still pending; and violations have gone down. He stated that the neighborhood is looking better. This prompted reaction from Homeowners present stating the neighborhood does not look good. Mr. Moyes requested that Cadden begin to enforce the fines policy immediately.

The status of the Noel Wall was discussed. It was decided that Cadden call Mr. Noel to obtain his plans of action concerning the repair of the wall.

Mr. Moyes instructed Cadden to walk the community when doing a site tour. Cadden responded by inviting Mr. Moyes to come along so that all parties may be in agreement of what is and is not constituted as a violation.

OLD BUSINESS

Discussion of Finalists for Community Manager

Mr. Moyes stated that he and Mr. Rice had met with Cadden. They plan to meet with Copper Rose and ADAM LLC. to finalize the selection process between now and the next Board meeting. They will have a report prepared for April's meeting.

Statement of Work

Mr. Moyes asked Board Members if they wish to expand on the Statement of Work for the new agreement they have been working on. Members decided to do so in email.

Sign Monument

The sign Monument at Dusky Willow has been approved. A color has yet to be chosen.

NEW BUSINESS

Disposition of Horticulture Unlimited's outstanding bills

As previously discussed Mr. Moyes will be reviewing the invoices.

Open Forum

Mr. Frank Armenta spoke. He first thanked the HOA for their hard work and time as well as the placement of stop signs within the community. He then addressed the issue of dog feces. Members of the community have not been picking up after their dogs. He asked the Board if they would consider the placement of signs and/or bag dispensers. Mr. Moyes voiced concern about how to enforce this issue. Mr. Parker's recommendation was to heighten community awareness of the issue and report the violation, but reinforced Mr. Moyes' concerns about inability to enforce this issue.

Mr. Armenta also voiced concern for the landscaping on the back wall of Laurel Vista. Some areas along the wall have been disturbed and mesquite trees are missing. Mr. Moyes requested that Mr. Bohnke contact Horizon's West to survey the area and report their findings for the next meeting.

Mr. Neil Watson stated there has been a request for a community basketball hoop. Mr. Moyes stated that a hoop would be costly, as well as a liability. Discussion ensued.

NEXT MEETING

The next Board of Directors meeting will be April 17, 2007, at Empire High School.

ADJOURNMENT

MOTION: A motion was made to adjourn the meeting. The motion was seconded and approved by all.

Meeting adjourned at 7:56 P.M.