

# SONORAN DESERT WILLOW ESTATES

## Homeowner Association Monthly Board of Directors Meeting

### Minutes

**Location:** National Self Storage Lobby  
7555 S. Houghton Road, Tucson, AZ 85747

**Date & Time:** July 20, 2009 6:15 PM

### Board Meeting

The Monthly Meeting called to Order at 6:25 PM

Board Members:

	<u>Position</u>	<u>Present</u>	<u>Absent</u>
Glenn Bohnke	President	X	
Tom Muszynski	Vice President	X	
Sarah Struthers	Treasurer	X	
Bob Rice	Secretary	X	
Ken Moyes	At Large	X	

Management Representatives:

Bill Maguire			X
Mike Connoy		X	

**Quorum:** 5 Board Members were present; therefore, a quorum was established to conduct an official meeting.

### Homeowner Comments (3 minutes per home owner)

1. No homeowner comments
- 2.
- 3.

### Minutes of June 2009 Meeting

Sarah Struthers moved to approve the minutes of the June 2009 Monthly Board Meeting. The motion was seconded by Bob Rice, and approved by a vote of 5-0.

**Treasurer's Report:**

1. Financial Status of the Association as of June 30, 2009:

Assets:	Bank Operating Accounts	\$30,540.35
	Reserve Accounts	\$15,150.71
	Total Assets	\$45,691.06
Liabilities:	Prepaid Assessments	\$ 6,407.79
Reserves:	Reserve Fund	\$15,126.53
Equity:	Retained Earnings	\$26,046.59
	Current Year Net Income (Loss)	\$ -1,889.85
	Total Liabilities and Equity	\$45,691.06

Income for the month totaled \$1375.05; including \$1,138.50 in owner assessments, and \$224.09 in late fees and interest.

Expenses for the month totaled of \$12,228.15. This amount included \$0 in property taxes, \$442.64 in irrigation water, \$4,575.00 in landscape maintenance costs, \$2,636.89 in landscape improvements, \$ 2,581.00 in management fees, and other miscellaneous costs.

2. Delinquencies Summary:

	<b>April 2009</b>	<b>May 2009</b>	<b>June 2009</b>
Delinquent Fees, Total	\$10,145.31	\$7,067.51	3,362.11
Over 30 Days	-	\$4,920.10	0
Over 60 Days	\$245.80	\$2,943.00	-153.80
Over 90 Days	\$3,494.21	\$3,489.41	3915.91

3. Status of Reserve Fund Deposit Plan:

Currently, \$395.00 is transferred on a monthly basis to the Reserve Fund. The total value of the Reserve Fund as of June 2009, is \$15,126.53.

**Approval of Treasurer's Report:**

Ken Moyes moved to approve the Treasurer's Report **with a review of the negative over 60 days amount of \$153.80, required.** The motion was seconded by Bob Rice, and approved 5-0.

**President's Report:**

1. No Report

**Secretary's Report:**

1. No Report

2.

### **Vice President's Report and Landscaping Report**

1. Mr. Muszynski reported various proposals for landscape improvements will be considered.

### **Manager's Report:**

Mike Connoy reported: Horizons West has the wood chips for the playgrounds on order. The loose litter position is being done, with one homeowner complaint about garbage in the common areas. One homeowner ARC request was approved and Mike Connoy will report at the next meeting who voted. **Mr. Dominguez has been performing the trash can trash removal job as contracted.**

### **Deferred Business**

### **Old Business and Deferred Business:**

#### **Landscape improvements**

### **New Business:**

Association to purchase a Visa Check card in order to pay for web-site hosting expenses. Sarah Struthers motion to purchase check card seconded by Ken Moyes approved 5-0.

Reimbursement to Mr. Ken Moyes for two monthly payments of web-site expenses. Sarah Struthers motioned to reimburse Mr. Moyes for two payments of web-site expenses Bob Rice seconded and approved 5-0.

Disposition of the Association computer at ADAM. Discussion.

CC&R amendment prohibiting renting going forward. Discussion and it was agreed to consult the Brown Law Group on this subject.

Additional proposal from a homeowner who wishes to bid on Landscape "improvements". Discussion.

### **Adjournment:**

Glen Bohnke moved to adjourn the meeting at 7:43. The motion was seconded by Tom Muszynski , and approved 5-0.