

SONORAN DESERT WILLOW ESTATES

Homeowner Association Monthly Board of Directors Meeting

April 2010

Agenda

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

Date & Time: April 19, 2010
6:00 PM

Board Meeting

Meeting called to Order at 6:05 PM

Board Members:

	<u>Position</u>	<u>Present</u>	<u>Absent</u>
Ken Moyes	President	x	
Glenn Bohnke	Vice President	x	
Linda Dominguez	Treasurer	x	
Sarah Struthers	Secretary	x (arrived late)	
Bob Rice	At Large	x	

Management Representatives:

Bill Maguire		x	
Lexi Hamlin		x	

Quorum 4 Board Members were present; therefore, a quorum was established to conduct an official meeting.

Homeowner Comments (3 minutes per home owner)

None

Approval of March 2010 Meeting Minutes

Glen Bohnke moved to approve the minutes of the March 2010 Monthly Board Meeting. The motion was seconded by Linda Dominguez, and approved by a vote of 4-0.

Treasurer's Report:

1. Financial Status of the Association as of March 31, 2010:

Assets:	Alliance Bank Operating Accounts	\$46,683.13
	Alliance Bank Reserve Accounts	\$18,346.09
	US Bank Operating Account	\$7,183.63
	US Bank – ADAM Reserve	\$398.05
	Total Assets	\$72,610.90
Liabilities:	Prepaid Assessments	\$18,171.38
Reserves:	Reserve Fund	\$18,681.53
Equity:	Retained Earnings	\$30,194.18
	Current Year Net Income (Loss)	\$5,563.81
	Total Liabilities and Equity	\$72,610.90

Income for the month totaled \$2,320.35; including \$1,969.50 in owner assessments and \$310.00 in late fees and interest.

Expenses for the month totaled of \$7509.86.

2. Delinquencies Summary:

	January 2010	February 2010	March 2010
Delinquent Fees, Total	\$5,834.20	\$8,718.79	\$145.10
Over 30 Days	\$0.00	\$3,844.10	\$0.00
Over 60 Days	\$0.00	\$0.00	\$3,269.50
Over 90 Days	\$5,265.11	\$4,879.59	\$6,853.89

3. Status of Reserve Fund Deposit Plan:

Currently, \$395.00 is being transferred on a monthly basis to the Reserve Fund. The total value of the Reserve Fund as of March 31, 2010 is \$18,681.53.

Approval of Treasurer's Report:

Glen Bohnke moved to approve the Treasurer's Report. The motion was seconded by Bob Rice, and approved 4-0.

President's Report:

None detailed

Secretary's Report:

None

Vice President's Report and Landscaping Report:

Landscaper weed eradication – There was a discussion about the activities of the landscaper.

Manager's Report:

Lexi Hamblin sent the Manager's Report via email. She reviewed the contents of her report. There are contractor bids and ACC proposals to discuss. Lexi mentioned that the landscaper submitted a proposal to replace trees. She will speak with them and provide the board with additional information at the next Board Meeting. She reported that 32 letters were sent to homeowners asking them to meet with the board regarding weeds in their yards. One person responded, and a meeting is set for April 26th at 7 pm.

Old Business and Deferred Business:

Status of bank accounts – Treasurer will move money into new accounts as desired. The old accounts will be closed on May 15th.

Status of small claims effort – Bill Maguire will look into this and report back.

Reconciliation of the ACH payers for the accounts transferred from the old bank to the new bank

Review of litter pickup bids – Bill Maguire will contact Glen Perillo to confirm that he is a homeowner.

New Business:

A homeowner was present to discuss the denial of his request to install a gate. Glen Bohnke moved to defer any fines on the gate, and the motion was seconded by Linda Dominguez.

32 Homeowner hearings – There will be homeowner hearings on April 26th starting at 6 pm. One appointment is scheduled for 7 pm.

Interview with prospective ADAM community manager – It was decided to have Lexi Hamblin as our new community manager. She agreed to review our contract carefully.

Proposed changes to the ACC Rules – This was briefly discussed.

Adjournment:

Glen Bohnke moved to adjourn the meeting at 7:45 PM. The motion was seconded by Bob Rice, and approved by 5-0.