

SONORAN DESERT WILLOW ESTATES
Homeowner Association
Monthly Board of Directors Meeting

April 18, 2011
Minutes

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

Date & Time: April 18, 2011
6:00PM

Board Meeting

Meeting called to Order at 6:00 PM

Board Members:

	<u>Position</u>	<u>Present</u>	<u>Absent</u>
Ken Moyes	President	X	
Norma Cottrell	Vice President	X	
Linda Dominguez	Treasurer	X	
Ron Syverson	At Large	X	
Ted Kastrinos	At Large	X	

Management Representatives:

Kevin Perkins	X	
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Quorum Five 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 19, 2011 Board Meeting Minutes.

Norma Cottrell moved to approve the minutes of the March 19, 2011 Board Meeting with a correction to the Reserve account amount. The motion was seconded by Ted Kastrinos and approved by a vote of all.

Treasurer's Report:

1. Financial Status of the Association as of February 28, 2011:

Assets:	Alliance Bank Operating Accounts	\$30,968.00
	Alliance Bank Reserve Accounts	\$23,618.91
	Alliance CD	\$20,114.32
	Total Assets	\$74,701.23
Liabilities:	Prepaid Assessments	\$18,325.15
Reserves:	Reserve Fund	\$23,595.85
Equity:	Retained Earnings	\$20,925.60
	Current Year Net Income (Loss)	\$11,854.63
	Total Liabilities and Equity	\$74,701.23

Income for the month of March totaled \$3,008.30; including \$2,495.70 in owner assessments and \$512.60 in late fees and interest.

Expenses for the month totaled of \$7,486.25

2. Delinquencies Summary:

	January 2011	February 2011	March 2011
Under 30 days	\$5,669.50	\$785.00	\$(170.00)
Over 30 Days	\$.00	\$3,794.50	\$515.00
Over 60 Days	\$.00	\$.00	\$2169.80
Over 90 Days	\$6,555.74	\$5,850.30	\$5,089.30
Delinquent Fees, Total	\$12,225.24	\$10,429.80	\$7604.10

3. Status of Reserve Fund Deposit Plan:

Currently, \$.00 is being transferred on a monthly basis to the Reserve Fund. The total value of the Reserve Fund as of March 31, 2011 is \$23,618.91.

Approval of Treasurer's Report:

Norma Cottrell moved to approve the Treasurer's Report. The motion was seconded by Ron Syverson, and approved all.

President's Report:

The website is in the process of being updated. As of 4/18/2011 Income /Expense and Balance Sheets for January 2011 thru March 2011 have been uploaded

Secretary's Report:

None

Vice President's Report:

Norma Cottrell made a suggestion to include the current ACC committee members to the website as it gets updated.

Landscaping Report:

The Aterbury wash and phase I of the tree project along the common wall and Valencia road has been completed.

Manager's Report:

There was one ARC submittal which was still under review. The community has two new owners. The Landscape Company will be spraying for weeds in the common area starting next week. The Park area trash pick up vendor was performing per the contract but the common area trash pick up vendor was not.

Old Business and Deferred Business:

Report on Signage for Dog feces

Norma Cottrell made a motion to post twelve signs along with twelve posts in areas of the community and for the price not to exceed \$1000.00. Ron Syverson seconded the motion. The vote was 3 to 1 with 1 abstention. The motion carried.

Compilation

The 2010 Compilation had been completed and is on file as required by the State of Arizona.

Response from Attorney regarding Basketball hoop and Park Ramada

The response from the Attorney regarding the possible installation of a basketball court and a Ramada were reviewed.

New Business:

Appoint Secretary

Ron Syverson made a motion to appoint Ted Kastrinos as Secretary. The motion was seconded by Linda Dominguez and all were in favor.

Common Area Trash pick up

This will be reviewed in an Executive Session of the Board of Directors.

Monument lighting – Dusky Willow entrance

Norma Cottrell made a motion to accept the Monument lighting proposal from the Solar Store. Linda Dominguez seconded the motion and all were in favor.

Barrel Cactus planting by Monument/Install Golden Cholla on Meadow Willow

Ron Syverson made a motion to resend the previous Hackberry proposal and to move forward with the installation of Golden Cholla in Meadow Willow. Norma Cottrell seconded the motion and all were in favor.

Cut tree roots by outside common wall – phase 2

Ron Syverson made a motion to accept the proposal for phase II tree removal. Ted Kastrinos seconded the motion. Four were in favor and 1 abstained from the vote.

Rip Rap (South) wash by Meadow Willow Trail

Rip Rap (South) wash by Meadow Willow Trail-bottom of wash (loose application)

Both of these projects were reviewed together. Ron Syverson made a motion to accept these two proposals. Norma Cottrell seconded the motion. There was discussion. Motion carried with 3 in favor, 1 against and 1 abstained.

Adjournment:

Ron Syverson moved to adjourn the meeting at 7:25 PM. The motion was seconded by

Norma Cottrell, and approved by all.