

**Sonoran Desert Willow Estates
Homeowners Association
www.desertwillow.org**

2010 ANNUAL MEETING

APPROVED MINUTES

LOCATION: National Self Storage
7555 S. Houghton Road
Tucson, Arizona 85747

DATE and TIME: December 20, 2010 at 6:30 PM

ANNUAL MEETING

I. Call to Order

The meeting was called to order at 6:30 PM

II. Proof of Call

Notice of 2010 Annual General Membership Meeting was mailed to each homeowner/member of the Association on November 22, 2010 at approximately 4:00PM, by A Different Association Management, LLC.

III. Establishment of Quorum

Sixty-five (65) homeowners were represented in person or by ballot out of a possible **309** Association members.
A quorum of 10% was, therefore, achieved.

IV. Welcome and Introductions

Glen Bohnke, President, welcomed the members and introduced the current Board.

V. Reading and Approval of the 2009 Annual Meeting Minutes

The 2009 Annual Meeting Minutes were read by **Sarah Struthers**, Secretary.
Ken Moyes, Homeowner, motioned to not approve 2009 Minutes due to the quorum count being inconsistent. Ken Moyes withdrew motion.
Ken Moyes motioned to change the 2009 quorum count from Fifty to Fifty-two. **Zhanna Spektor-Helwig** (homeowner), seconded the motion. Approved by All.
John Passerella motioned to approve the 2009 Annual Minutes. Manual "Manny:" Montano seconded the motion. Approved by All.

VI. Treasurer's Ten-Month-End Report and 2011 Budget

Linda Dominguez, Treasurer, presented the Treasurer's Report as of **November 30, 2010**. In summary, Assets of the Association totaled **\$63,004.45** which matched Total Liabilities and Equity of the Association. Liabilities, in the form of prepaid assessments, equaled **\$2,727.18**; Reserves equaled **\$21,841.53**; and Equity amounted to **\$38,435.74** for a total of **\$63,004.45**.

Manual "Manny" Montano motioned to approve the treasurer's report. John Passerella seconded the motion. Approved by All.

Linda Dominguez then reviewed the **2011** Budget for the Association as adopted by the Board and responded to questions.

Ken Moyes motioned that a correction be made to the budget, management fees increase in April not in January.

Budget was approved with no increase in dues.

VII. Committee and Officer's Reports

ACC: Stanley McPherson – Nothing to report
Glen Bohnke stated that the submissions for gates and walls has been changed and it should be a easier and quicker process.

Landscaping: Bob Rice stated the Association completed the Riprap project at Dusky Willow and Pacific Willow this year along with improvements to the irrigation system. There were also new trees planted and improvements were made to the Monument.

Ron Syverson stated that there is a project to remove hackberry bushes. Also, there are possibly 9 projects that may be occurring in the coming year. Will discuss these projects at January Board meeting.

Glen discussed the prevention project of tree root structural damage to common walls.

VIII. Election of New Board of Directors

- A. Slate Presentation and Introduction:
Glen Bohnke, President introduced the candidates for the Board: Norma Cottrell, Kenneth Moyes.
- B. Appointment of Tellers:
Glen Bohnke, President appointed Stanley McPherson and John Passerella, both Homeowners, as Tellers to review ballots and count the votes for candidates.
- C. Election:
Ballots received by mail and at the beginning of the meeting totaled Sixty-five (65).
- D. Announcement of Results:
Norma Cottrell and Kenneth Moyes were elected to the Board with terms expiring on December 31, 2012. No write-in votes were made.

IX. Questions and Answers (Open Forum)

Zhanna Spektor-Helwig, Homeowner: question regarding delinquencies and how they are being handled.

X. Adjournment

Glen Bohnke, President thanked Sara Struthers and Bob Rice for their service on the Board and called for adjournment. Ken Moyes, homeowner moved to adjourn the Annual Meeting at **7:10 PM**. The motion was seconded by John Passerella, homeowner and approved by All.