

**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:** March 16, 2009, 6:15 PM

**Executive Session**

- 1.

**Board Meeting**

The Monthly Meeting called to Order at 6:00 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** — 4 Board Members were present; therefore, a quorum necessary to conduct an official meeting was achieved.

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

1. Signs look good.
2. R.V. trailers are parked intermittently throughout the community.
- 3.

### Minutes of February 2009 Meeting

Ken Moyes moved to approve the minutes of the February 2009 Monthly Board Meeting. The motion was seconded by Bob Rice, and approved by a vote of 4-0.

### Minutes of January 2009 Meeting (not presented at February 16, 2009, meeting for approval)

Ken Moyes moved to approve the minutes of the February 2009 Monthly Board Meeting. The motion was seconded by Bob Rice, and approved by a vote of 4-0.

### Minutes of November 2008 Meeting (not approved during January 19, 2009, meeting)

Ken Moyes moved to approve the minutes of the November, 2008, Monthly Board Meeting. The motion was seconded by Bob Rice, and approved by a vote of 4-0.

### Minutes of December 18, 2008, Emergency Meeting (not approved during January 19, 2009, meeting)

Ken Moyes moved to approve the minutes of the December 18, 2008, Emergency Meeting. The motion was seconded by Bob Rice, and approved by a vote of 4-0.

### Minutes of December 18, 2008, Organizational Meeting (not approved during January 19, 2009, meeting)

Ken Moyes moved to approve the minutes of the December 18, 2008, Organizational Meeting. The motion was seconded by Bob Rice, and approved by a vote of 4-0.

### Treasurer's Report:

1. Financial Status of the Association as of February 28, 2009:

Assets:	Bank Operating Accounts	30,341.56
	Reserve Accounts	<u>13,559.09</u>
	Total Assets	43,900.65
Liabilities:	Prepaid Assessments	3,012.39
Reserves:	Reserve Fund	13,546.53
Equity:	Retained Earnings	25,946.59
	Current Year Net Income (Loss)	<u>1,395.14</u>
	Total Liabilities and Equity	43,900.65

Income for the month totaled \$2,856.70; including, \$2,611.60 in owner assessments, and \$245.10 in late fees and interest.

Expenses for the month totaled of \$7,303.01. This amount included \$0 in property taxes, \$178.41 in irrigation water, \$4,575.00 in landscape maintenance costs, \$0 in landscape improvements, \$2,083.33 in management fees, and other miscellaneous costs.

2. Delinquencies Summary:

	<b>January 2009</b>	<b>February 2009</b>
Delinquent Fees, Total	\$10,676.87	\$7,695.57
Over 30 Days	\$5,544.50	\$3,308.10
Over 60 Days	\$30.00	\$160.00
Over 90 Days	\$5,102.37	\$4,227.47

3. Status of Reserve Fund Deposit Plan:

Currently, \$395.00 is transferred on a monthly basis to the Reserve Fund. For the month of February, the contribution for CY 2008 totaled \$4,740.00, and the total value of the Reserve Fund is 13,546.53.

**Approval of Treasurer's Report:**

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

**President's Report:**

- 1.

**Secretary's Report:**

1. Converted the digital recording of the February 16, 2009, to an MP3 format and distributed the MP3 recording to the Board members and to Mr. Connoy.
2. Prepared an Agenda for March 16, 2009, Monthly Board Meeting.

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

1. Absent.

**Manager's Report:**

1. Status of delinquencies and violations. Cross referencing BLG report to ADAM delinquent list. Letters requesting payment for assessments have been sent to delinquent owners. Letters have been sent to owners with CC&R violations. One owner continues to be fined.
2. Status of water leaks and search for cause of leaks. Leaks have been fixed and verified through Horizons West Landscaping and through City of Tucson Water bills.
3. Status of Community Management Company adherence to agreement. ADAM,LLC is working on providing more thorough and detailed reports.

4. Status of ACC Committee Vote(s)
  - a. Name of Owner making Request -- No outstanding ARC requests  
 Summary of Modification Request --  
 Report of Vote --  
 Members Voting --
  - b.

**Deferred Business**

<b>Deferred Business</b>	<b>Deferred At Meeting</b>	<b>Deferred Until</b>
Changes to By-Laws	February 2008	Changes to CC&Rs
Code of Ethics	April 2008	Changes to Bylaws
Review & Approval of List of Work for Loose Litter/Debris Pick-up Position	November 2008	2009
Revisions to Existing CC&Rs	November 2008	2009
Status of Fence along Coyote Willow Trail	November 2008	2009

**Old Business and Deferred Business:**

1. Golf Cart Acquisition (Differed from the February 2009 meeting) --Tabled
2. Acquisition of insurance and plates for golf cart --Tabled
3. Discussion Concerning Loose Litter/Debris Individual or Contractor –Norm will provide a quote for loose litter.
4. Discussion Concerning "No Solicitations" and "Post No Signs" signs --Done
5. Status of Fence along Coyote Willow Trail –State Land nothing HOA can do. Remove from agenda.

**New Business:**

1. Installation of landscape rock in development. This is a budgeted item.  
 Ken Moyes motioned to accept Horizon’s West rock proposal with the plastic “trim” instead of rip rap. And authorize the Board President to sign the contract Bob Rice seconded the motion 4-0.
2. Ken Moyes motioned to sign Mgmt. agreement for 2270.00 per month with clause that Mgmt. adhere to agreement or be terminated contract terms

will be April 1 2009- April 1, 2010 seconded by Sarah Struthers 4-0

**Adjournment:**

Ken Moyes moved to adjourn the meeting at 7:57. The motion was seconded by Bob Rice, and approved 4-0.