

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 21, 2008, 6:30 PM

Executive Session

1. None

Board Meeting

Monthly Meeting called to Order at 6:30 PM

Board Members:

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

Management Representatives:

Bill Maguire		X	
Mike Connoy		X	

Quorum All Board Members were present; therefore, a quorum necessary to conduct an official meeting was achieved.

Homeowner Comments (3 minutes per home owner)

1. Naomi Miller introduced herself and her husband Jeff as new Owners and Members of the Association.

Minutes of June 2008 Meeting

Mr. Moyes moved to approve the minutes of the June, 2008, Monthly Board Meeting. The motion was seconded by Walton, and approved by all.

Treasurer's Report:

1. Status of the Operational Accounts

a. With reference to the Income/Expense Statement for June 2008, Mr. Walton noted two areas that need attention:

i. The collection of Owner Assessments appears to be "over budget" because the amount includes assessments received for the third quarter of the year. Mr. Walton asked that the format of the Monthly Income/Expense Statement be changed show Prepaid Assessments received. Mr. Conroy responded that such a change could be made. Mr. Walton also said that Prepays should also be shown as a Liability on the Monthly Balance Sheet.

ii. Under Fixed Expenses, the line for Income Taxes - State/Federal is in reality showing the Accounting Fees. The line for Income Taxes should more properly reflect the approximate \$50 paid to the State, and the Accounting Fees should more properly be entered on the second page under Administrative Expenses.

b. Overall, Mr. Walton stated that overall, the reports look great; that the delinquencies have been reduced appreciably.

c. For Total Expenses, the Board discussion noted that the overall monthly expenses for June seemed to be unusually high; however, the year to date expenses remained within the prorated budget by about \$6,000.

2. Delinquencies Summary:

	May 2008	June 2008
Delinquent Fees, Total	\$5,601.93	\$4,649.93
Over 30 Days	\$68.00	\$0.00
Over 60 Days	\$2,621.00	\$595.00
Over 90 Days	\$2,912.93	\$4,024.93

3. Status of Reserve Fund Deposit Plan: Not discussed.

Approval of Treasurer's Report:

Mr. Moyes moved to approve the Treasurer's Report. The motion was seconded by Mr. Rice, and approved by all.

President's Report:

1. Mr. Bohnke said that he has been reviewing records and emails to keep track of what has been going on.

Secretary's Report:

1. Corrected and forwarded Minutes of May, 2008, Monthly Board Meeting.

2. Prepared Draft Minutes for June, 2008, Monthly Board Meeting.
3. Prepared Agenda for July, 2008, Monthly Board Meeting
4. Posed a question concerning off-loading of landscape debris at east end of Coyote Willow Trail. Learned that the area is being used as a temporary storage site by the Association's landscaper until enough debris to fill a roll-off has been accumulated.
5. Performed a visual check of proposal for placement of crushed rock at the several drainage basins within the subdivision and emailed comments to the Board. (See below)

Vice President's Report and Landscaping Report

1. Status of Pacific Willow at Meadow Willow Drainage Basin Work -- Complete
2. Status of Neighborhood Watch Program -- Mr. Muszynski initiated a discussion concerning a Neighborhood Watch Program. During the discussion, Mr. McGuire stated that a Neighborhood Watch Program should be separate function from the Homeowner Association and its Board. It was suggested that the opposite side of the next President's Letter should contain a notice inviting people to attend a meeting to form a Neighborhood Watch. Mr. Moyes, with confirmation by Mr. McGuire, also briefed that the police response time for the area is only going to get worst and that a Neighborhood Watch will be increasingly more important. Mr. Brian Deavers, a member of the ACC attending the Board Meeting, volunteered to spearhead the organizational efforts for this program, and will take the lead to prepare the notice to be printed on the reverse side of the next President's Letter.
3. Status of New Proposal for Crushed Rock -- The Board re-entered a discussion concerning the new proposal for crushed rock. The discussion clarified the proposal price (\$78.75 per ton), how much rock would be delivered (about 24 tons) and the area covered by a ton (about 180 sq. ft.). At the conclusion of the discussion, it was agreed that Board Members should prioritize the areas to receive crushed rock and that a load of about 24 tons should be purchased, delivered and spread. The cost of spreading crushed rock on remaining, lower-priority areas would be developed, budgeted for and accomplished in the 2009. The agreement was restated in the form of a motion by Mr. Muszynski, seconded by Mr. Moyes and approved by a 5 - 0 vote.

Manager's Report:

1. Status of delinquencies and violations
 - a. Items at attorney 12
 - b. Items for liens Brown Law Group's responsibility
 - c. Items needing a hearing A count is needed.
 - d. Violations being or to be fined 2
 - e. Long standing violations with regard to hearing and fines and liens Not addressed
 - f. Delinquent lots in name of banks and liens on same Not known.
2. Status of Foreclosed Property on Laural Willow Drive -- No information received.
3. The fire hydrant at Pacific Willow and Dusky Willow has been red tagged by the City as being inoperable.

4. An incidence of graffiti on Hinds Willow between Bonpland Willow and Carolina Willow. Chemicals were spray painted on the wall. The graffiti was removed by the City.

5. Mr. Connoy recounted the report of a "crazy driver" and provided information from the police report; i.e., a woman driver in a gold Chevy Blazer with the first 3 numbers of the Arizona license plate being 720. At Mr. Rice's question, Mr. Connoy indicated he had received no further information in follow-up to the police report.

6. Finally, Mr. Connoy reported that the landscape maintenance staff have reported seeing numerous rattlesnakes in the areas where they were cutting weeds.

ACC Committee Report Sarah Struthers

1. Mr. Connoy indicated that he had received an email from Ms. Struthers who stated that no new requests had been received.

Deferred Business

Deferred Business	Deferred At Meeting	Deferred Until
Solar Light Purchase and Installation	February 2008	3ed Quarter
Changes to By-Laws	February 2008	Changes to CC&Rs
Code of Ethics	April 2008	Changes to Bylaws

Old Business:

1. Brown Law Group comments about "No Solicitations" Signs -- During the discussion on this issue, the following facts were stated: The police have verballing indicated to the Mesquite Ranch people that they will not respond to enforce a "No Soliciting, No Witnessing, No Trespassing" sign; the citation on the Mesquite Ranch sign refers to "No Trespassing" only; if such a sign is posted, the Association membership can call the police to make a report even though a response will probably not be made;

2. Concerning the Guard Rails -- Mr. Rice will look at the Subdivision Plat to determine if the guard rails are shown on the plat.

3. Review & Approval of List of Work for Loose Liter/Debris Pick-up Position -- Mr. Bohnke reported that the work requires 4-5 hours per week to accomplish, the position pays \$100 per month, and the individual performing the work feels that the pay is insufficient. Mr. Moyes moved that the Board retain Mr. Syvernsen to pick up all litter and trash on the common areas of the subdivision at \$200 per month (prorated for July) through December 31, 2008, and the Board retain Kirby Dominguez to take over for Michael Dominguez to empty the trash containers at \$100 per month through December 31, 2008; that the Board reevaluate these agreements so that they can be placed into effect on January 1, 2009. The motion was seconded by Mr. Rice, and approved 5 - 0 by the Board.

New Business:

1. Purchase (\$29 per year) of SPAM Filter for Association Computer -- This item was moved by Mr. Moyes and seconded by Mr. Rice and approved by all.

2. Status on "Crazy Driver"; Police Report -- (see above)

3. Independent Contractor Agreement -- Loose Trash -- Completed (see above)

4. Mr. Rice stated that he would not be able to attend the August meeting; therefore, someone would need to take notes for the August meeting minutes. Mr. Muszynski volunteered to prepare the August meeting's minutes.

5. Subsequently, the Board opened several miscellaneous discussions, including a restatement of the crushed rock agreement and the responsibilities assumed; a review of the Board officer positions and their duties for the benefit of Ms. Miller; and whether or not it was appropriate for the Board to send a bill for a delinquency of \$100 to the attorneys for collection.

Adjournment:

At 8:00 PM, Mr. Muszynski moved to adjourn the meeting. The motion was seconded by Mr. Moyes, and approved by all.