

# Sonoran Desert Willow Estates Minutes – October 2009

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

**Date & Time:** October 19, 2009 6:15PM

**Board Meeting:**

The Monthly Meeting called to Order at 6:15 PM

**Board Members:**

Glenn Bohnke – President	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Tom Muszynski – Vice President	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Sarah Struthers – Treasurer	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Bob Rice – Secretary	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Ken Moyes – At Large	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent

**Management Representatives:**

Mike Connoy	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
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**Quorum:**

All Board Members were present; therefore a quorum was established to conduct a meeting.

**Homeowner Comments:** (3 minutes per homeowner):

1. Manuel : Had a question about a ARC submittal that was denied.
- 2.
- 3.

**Approval of July 2009 Meeting Minutes:**

Tom Muszynski motioned to approve the minutes of the July 2009 Monthly Board Meeting. The motion was seconded by Ken Moyes and approved by a vote of All.

**Treasurers Report:**

1. Financial Status of the Association as of June 30, 2009:

Assets:	Bank Operating Accounts	\$30,540.35
	Reserve Accounts	\$15,150.71
	Total Assets	\$45,691.06
Liabilities:	Prepaid Assessments	\$ 6,407.79
Reserves:	Reserve Fund	\$15,126.53
Equity:	Retained Earnings	\$26,046.59
	Current Year Net Income (Loss)	\$ -1,889.85
	Total Liabilities and Equity	\$45,691.06

Income for the month totaled \$1375.05; including \$1,138.50 in owner assessments, and \$224.09 in late fees and interest.

Expenses for the month totaled of \$12,228.15. This amount included \$0 in property taxes, \$442.64 in irrigation water, \$4,575.00 in landscape maintenance costs, \$2,636.89 in landscape improvements, \$2,581.00 in management fees, and other miscellaneous costs.

2. Delinquencies Summary:

	April 2009	May 2009	June 2009
Delinquent Fees, Total	\$10,145.31	\$7,067.51	3,362.11
Over 30 Days	-	\$4,920.10	0
Over 60 Days	\$245.80	\$2,943.00	0
Over 90 Days	\$3,494.21	\$3,489.41	3915.91

3. Status of Reserve Fund Deposit Plan:

Currently, \$395.00 is transferred on a monthly basis to the Reserve Fund. The total value of the Reserve Fund as of June 2009, is \$15,126.53.

**Approval of July 2009 Treasures Report**

Tom Muszynski motioned to approve the July 2009 Treasurer's Report. The motion was seconded by Ken Moyes and approved by All.

**Approval of September 2009 Meeting Minutes:**

Tom Muszyunski motioned to approve the minutes of the September 2009 Monthly Board Meeting. The motion was seconded by Ken Moyes and approved by a vote of All.

**Treasurers Report:**

1. Financial Status of the Association as of **August 31, 2009:**

Assets:	Bank Operating Accounts	\$ 39,192.68
	Reserve Accounts	\$ 15,943.31
	<b>Total Assets</b>	<b>\$ 55,135.99</b>

Liabilities:	Prepaid Assessments	\$ 2,750.89
Reserves:	Reserve Fund	\$ 15,916.53
Equity:	Retained Earnings	\$ 26,046.59
Net Income (Loss)	Current Year	\$ 10,421.98
	<b>Total Liabilities and Equity</b>	<b>\$ 55,135.99</b>

Income:	Owner Assessments	\$ 8,932.15
	Late/Interest Fees	\$ 210.90
	Misc. Income	\$ 125.00
	<b>Total Income</b>	<b>\$ 9,268.05</b>
Expenses:	Fixed Expenses	\$ 0
	Water/Sewer	\$ 484.15
	Operating Expenses	\$ 343.50
	General Repair and Maintenance	\$ 0
	Landscape Expenses	\$ 6,240.73
	Management/Misc Fees	\$ 2,663.45
This amount included \$0 in property taxes	<b>Total Expenses</b>	<b>\$ 9,731.83</b>

2. Delinquencies Summary

	June 2009	July 2009	August 2009
Over 30 Days	\$ 0	\$ 11,222.30	\$ 0
Over 60 Days	\$ 0	\$ 0	\$ 2,904.20
Over 90 Days	\$ 3915.91	\$ 3,202.91	\$ 2,947.51
<b>Total Delinquency Fees</b>	<b>\$ 3362.11</b>	<b>\$ 14,335.31</b>	<b>\$ 5,672.06</b>

3. Reserve Fund

Currently \$395.00 is transferred on a monthly basis to the Reserve Fund.  
Balance as of August, 31 2009: \$ 15,943.31

**Approval of September 2009 Treasurers Report:**

Tom Muszynski motioned to approve the Treasurers Report. The motion was seconded by Ken Moyes and approved by All.

**Approval of September 2009 Meeting Minutes:**

**Tom Muszynski** motioned to approve the minutes of the September 2009 Monthly Board Meeting. The motion was seconded by **Ken Moyes** and approved by a vote of All.

**Treasurer's Report:**

1. Financial Status of the Association as of September 31 , 2009:

Assets:	Bank Operating Accounts	\$ 33,437.76
	Reserve Accounts	\$ 16,340.98
	<b>Total Assets</b>	<b>\$ 49,778.74</b>

Liabilities:	Prepaid Assessments	\$ 4,846.39
Reserves:	Reserve Fund	\$ 16,311.53
Equity:	Retained Earnings	\$ 26,046.59
Net Income (Loss)	Current Year	\$ 2,574.23
	<b>Total Liabilities and Equity</b>	<b>\$ 49,778.74</b>

Income:	Owner Assessments	\$ 859.10
	Late/Interest Fees	\$ 105.00
	Misc. Income	\$ 0
	<b>Total Income</b>	<b>\$ 964.10</b>
Expenses:	Fixed Expenses	\$ 359.06
	Water/Sewer	\$ 561.68
	Operating Expenses	\$ 352.78
	General Repair and Maintenance	\$ 300.00
	Landscape Expenses	\$ 4,575.00
	Management/Misc Fees	\$ 2,271.00
This amount included \$0 in property taxes	<b>Total Expenses</b>	<b>\$ 8,419.52</b>

2. Delinquencies Summary

	July 2009	August 2009	September 2009
Over 30 Days	\$ 11,222.30	\$ 0	\$ 0
Over 60 Days	\$ 0	\$ 2,904.20	\$ 0
Over 90 Days	\$ 3,202.91	\$ 2,947.51	\$ 4,962.71
<b>Total Delinquency Fees</b>	<b>\$ 14,335.31</b>	<b>\$ 5,672.06</b>	<b>\$ 4,783.06 *</b>

\*

Advanced paid dues made by two lot owners.

3. Reserve Fund

Currently \$395.00 is transferred on a monthly basis to the Reserve Fund.

Balance as of September 31, 2009: **\$ 16,340.98**

**Approval of October 2009 Treasurers Report:**

Ken Moyes motioned to approve the Treasurers Report. The motion was seconded by Bob Rice and approved by All.

**President's Report:**

1. Mr. Glen Bohnke has been working with Legal counsel regarding CC&R enforcement.
2. Mr. Glen Bohnke is looking for members to participate in the 2010 budget process. Meeting to be held October 31, 2009 at ADAM,LLC offices at 516 E. Ft. Lowell Rd.

**Secretary's Report:**

1. No Report

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

1. Mr. Tom Muszynski reported that the water at the North Park may be on too long. Mike Connoy to contact Horizons West to confirm water schedule during rye grass germination.
2. Clarification regarding scope of work for Horizons West. H. W. to draft updated contract for 2010.
3. Mr. Moyes reported trees in common area South of Black Willow and East of Pacific Willow are needing to be trimmed as they hang over sidewalk.

**Manager's Report:**

See attached report.

**Deferred Business:**

**Old Business and Deferred Business:**

**New Business:**

Status of ARC member voting history\* see September Managers report for ARC voting history as attached to October managers report.

Ken Moyes motioned to remove Jeff Garard from ACC due to lack of participation. Sarah Struthers seconded the motion and approved by All.

Notification of the removal of Jeff Garard will be sent to Brian Deevers.

**Adjournment:**

**Sarah Struthers** motioned to adjourn the meeting at 7:15 PM. The motion was seconded by **Bob Rice** and approved by All.