

**Sonoran Desert Willow
Homeowners Association
Annual Meeting**

DATE: December 15, 2005
TIME: 6:30 pm
PLACE: William Clements Center

CALL TO ORDER

The meeting was called to order at 6:30 pm.

PROOF OF CALL

In accordance with the governing documents of the Sonoran Desert Willow Homeowners association, notice of the annual meeting was mailed November 30th, 2005.

ROLL CALL

Members Present: George Collaco, President
Gegory Bennett, VP
Christy Griffith, Treasurer
Gary Marston, Member at Large
Drew Neptune, Secretary

Management: Jeff Gilmore, Association Manager
Grant Parker, Director of Management Services

Minutes: Jane Hamlin

QUORUM

Quorum is established by 10% of the total number of lots represented in person or by ballots mailed in.
Quorum was met.

APPROVAL OF MINUTES

MOTION: To approve the minutes of the Sonoran Desert Willow annual meeting December 16, 2004.
The motion was seconded and **PASSED** unanimously.

PRESIDENTS REPORT

Mr. Collaco thanked each member of the Board of Directors for their individual contributions of service to the association. Mr. Collaco also thanked Cadden Community Management for their service, training and support.

Mr. Collaco reported the Board of Directors is still in the process of reconciling the punch list with US Homes, specifically concentrating on the retention basins. The Board of Directors is working to deed the retention basin at the west side of the community to the City of Tucson. The purpose is to absolve the community of maintenance of this large area.

Mr. Collaco reported the dues were increased after considerable review and discussion, which resulted in a unanimous vote by the Board of Directors.

TREASURERS REPORT

Mrs. Griffith reviewed the financial status of the association for the benefit of those present. Mrs. Griffith noted delinquent assessments have decreased by approximately \$3,000 over the past year.

Mrs. Griffith reported that although progress has been made with delinquent assessments, if those who are currently past due by 60 days, the association will end the year with a deficit, because the total income and expenses are almost equal through the end of November. This was part of the reason the Board of Directors decided to increase the homeowner assessments by the legal maximum of 20%..

Discussion ensued as to the largest expenses of the association: landscaping, irrigation, and management fees. The Board of Directors thanked Cadden Management for agreeing to keep their fees at the reduced level of \$5.00 per door, until such time as they could determine a more accurate scope of work for other line items and hopefully, balance the budget.

The Board will work more closely with Horticulture Unlimited in 2006 to see if any cost efficiencies can be created. If not, they will go out to bid.

Mrs. Griffith reported that paid advertising had been received to offset the cost of the newsletter.

MOTION: To accept the Treasurers report as presented.

The motion was seconded and **PASSED** unanimously.

HOMEOWNER INPUT

The floor was opened for homeowner comment. None were received.

ELECTION

Mr. Parker reviewed the current Arizona law regarding the election of officers to the Board of Directors. Votes by proxy are no longer allowed. If the governing documents do not prohibit nominations from the floor, then it is permissible. The law is silent on the subject.

MOTION: The motion was duly made and seconded to accept nominations from the floor.

The motion was seconded and **PASSED** unanimously.

MOTION: To nominate Christy Griffith. Mrs. Griffith accepted the nomination.

The motion was seconded and **PASSED** unanimously.

Discussion ensued regarding the following: Biographies were not received with the ballots and there seemed to be less than adequate time to solicit nominees.

The Board of Directors responded that there were no interested owners to serve on a Nominating Committee, and also, that consideration would be given to amend the By-Laws to remove candidates from the ballot, if they were not present, in person, to introduce themselves and answer questions.

The election continued. The nominees provided information about themselves and answered questions. Those nominees are:

Mr. Ken Moyes
Ms. Phyllis Kabins
Mr. Drew Neptune
Mrs. Christy Griffith
Mr. George Collaco

MOTION: The motion was duly made and seconded to recess the meeting for a period of 15 minutes while ballots are cast and counted.
The motion was seconded and **PASSED** unanimously.

The meeting was re-convened.

The results of the election were the following were elected to the Board of Directors:

Mr. Ken Moyes
Ms. Phyllis Kabins
Mr. Drew Neptune
Mrs. Christy Griffith
Mr. George Collaco

MOTION: The motion was duly made and seconded to accept the results of the ballots cast.
The motion was seconded and **PASSED** unanimously.

NEW BUSINESS

Discussion ensued as to the Rita Ranch Neighborhood Association. A neighborhood association is different from a homeowners association. Explanation was provided for those not familiar.

Board of Directors positions will be voted on at the February Board of Directors meeting.

Mr. Collaco thanked Mr. Marsten and Mr. Bennett for their service on the Board of Directors.

ADJOURNMENT

MOTION: To adjourn the Sonoran Desert Willow Annual meeting at 7:50 pm.
The motion was seconded and **PASSED** unanimously.