

SONORAN DESERT WILLOW HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

DATE: September 27, 2006
TIME: 7:00 pm
LOCATION: Pyramid Credit Union, 8235 S Houghton Rd

CALL TO ORDER

The meeting was called to order at 7:03 pm.

ROLL CALL

Members Present: Ken Moyes, President
Christy Griffith, Treasurer
Phyl S Kabins, Secretary
Drew Neptune, Director at Large
Members Absent: George Collaco, Director at Large
Management: Grant Parker, Director of Management Services
Kent Linaman, Association Manager
Minutes: Jane Hamlin

QUORUM

Four directors are present establishing quorum.

APPROVAL OF MINUTES

MOTION: To approve the minutes of the August 24, 2006 as submitted.
The motion was seconded and **PASSED** unanimously.

SPECIAL BUSINESS

The special business is the determination of Board resignations and selections. Christy Griffith and Drew Neptune express their request to resign their duties to the Board of Directors at the August 24, 2006 meeting. Mrs. Griffith would prefer her resignation to be effective immediately. The Board of Directors accepts the resignation.

Mr. Glenn Bohnke spoke of his interest in serving on the Board of Directors as well as his past experience serving homeowners associations.

Mr. Mike Howard also spoke of his interest in serving on the Board of Directors.

It has been determined two homeowners have expressed interest in serving on the Board of Directors for the Sonoran Desert Willow Homeowners Association. The By-Laws of the Association provide the Board of Directors to appoint a nominee for the condition of resignation. Mrs. Griffith's resignation will be accepted immediately. Mrs. Griffith's term of service expires December of 2006. Mr. Neptune's position expires December of 2007.

MOTION: To rescind the motion of the August 14, 2006 meeting of the appointment of the terms for which Mrs. Griffith and Mr. Neptune on the Board of Directors.

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

The Board of Directors and the homeowners present for her service thanked Mrs. Griffith.

Mr. Bohnke is appointed as a member of the Board of Directors unanimously. Service and term is to be decided later in the meeting.

Mrs. Griffith is thanked for her service to the Board of Directors.

Mr. Neptune submits his resignation effective immediately.

Mr. Howard is appointed as a member of the Board of Directors unanimously. Service and term is to be decided later in the meeting.

Mr. Neptune is thanked for his service to the Board of Directors.

PRESIDENTS REPORT

See the following report. Mr. Moyes reviewed the report.

President's Report Sonoran Desert Willow Estates Homeowners Association September 27,2006 Board Meeting

Met with Cadden Management to discuss:

- . Current landscape contract - Horticultural unlimited is requesting a price increase. Discussion included new price, type of contract we need, previous price, state of the turf areas, which are weed filled and not maintained to any generally accepted lawn landscape regimen.
- . Application of pre-emergence weed herbicide and the timing of same. The need for more landscape contractor oversight.
- . Discussed need for a landscape contract RFP - Cadden has supplied an RFP document - this document will be compared with the document developed by the President with help from some members of the Association. The comparison will be done by the Board at a later date.
- . Cadden's price for next year - Cadden has no plans for a price increase.
- . Need for Management to make one visit per week for a period of time to keep tabs on the Association landscape issues and CC&R violations.
- . Requested information on Cadden offered web site service - this service was never offered to our community, despite their knowledge of our need for a web site and our plan to establish a web site.
- . Requested information of U.S. Bank's free banking services for any member of the Association and the need for more information on this subject. Asked why we were never told of these free services that are available to us.
- . Discussed need for development of 2007 budget in the very near future. Cadden will provide a draft of same and it will be compared to the draft of same developed by the President. The comparison and subsequent adoption of the budget will be done by the Board in the near future.
- . Requested information on lock box capabilities and whether US Bank can process payments based on invoices and not coupons. This information has not been provided as yet by Cadden.
- . Requested whether we could have a check card for the Association account - use would be for the monthly charge for the web site by Yahoo Business Builder. No information has been provided as yet by Cadden.
- . Requested information of the capabilities of TOPs software (software used by Cadden to manage associations) - the information has not as yet been provided in detail.
- . Discussed fines policy and determined that Cadden had a recommended fines policy which is similar to the policy enacted but not consummated in 2005 by the Board.

Other Matters:

- . Composed and authorized the mailing of post cards to membership regarding the availability of board seats and ACC seats.
- . Collected disseminated bios for Board seats and ACC seats.
- . Met with two association members to begin the development of a more in depth and comprehensive fines policy that the fines policy passed by the board in 2005. It is under construction. When finished it will be compared with the suggested fines program supplied by Cadden at my meeting with Cadden. Again this was not offered until it was requested - see attached suggested Cadden policy.
- . Began discussion with the Tucson Police Department (Assistant Chief Villasenor) about their use of our land east of the Attebury Wash for a future police substation- discussion are very preliminary and just at the information gathering stage on both sides. No movement of substantive discussion will take place without the Board's involvement.
- . Worked with Scott Miracle of Cadden Management on requesting services from Horticultural Unlimited for fall maintenance of the turf areas. Scott Miracle sent at my request an order to HU to perform turf maintenance work as recommended by Scott's Lawn Care Company for this zip code. Per Scott Miracle, HU owner, Dawn, advised Scott that the requested work does is not the proper way to proceed - no alternate method was suggested. Thus nothing is being done to the turf area. Cadden to endeavor to move this forward, but no further action has been taken by Cadden to manage HU at this writing.
- . President completed the project with Lennar to install 7 mesquites and to install irrigation for said trees. The irrigation has been installed but could not be tested, because the line it was connected to had been turned off. This line must be turned on again as soon as possible. Cadden needs to follow through on this with HU.
- . Met with Jet Janitorial to price a contract to collect garbage from our 7 trashcans on a weekly basis - also replace liners and disinfect. Price was \$425 per month. The cost appears prohibitive for the services provided and the search for a way to have these cans emptied in a timely and sanitary manner continues. Many thanks to whoever took it upon themselves to recently empty a number of cans.
- . Updated web site, obtained an original copy of the CC&R in PDF form from Lennar. It is good and clean copy of the original filed at the Pima County Recorder. It will be posted at the web site.
- . Updated the web site to include PDF's of Association financials along with other modifications.

State of property:

- . Recent rains have turned this development's common area into a weed explosion. Serious work needs to be done on pathways, gravel area, turf areas, drainage and perimeter washes. It appears that HU is not up to this task due to previous observation of HU's capabilities, attitude, results, and the amount of man hours being applied to this community based on our current contract.

MANAGERS REPORT

The manager's report is attached to the agenda and reviewed by Mr. Parker.

Mr. Parker addressed a question as to whether the association has had a full audit. Mr. Parker responded the association has met the legal annual requirement by filing a compilation, and Mr. Parker suggests the association consider a full audit approximately every five years.

Pending items for the manager:

Ensure the disclosure to new homeowners includes the compilation information.

CCM is requested to include the association web-site address on all correspondence to homeowners.

OLD BUSINESS

There are a considerable amount of homeowners placing signs and banners in the neighborhood advertising home sales. The Board of Directors discussed designating a specific and construct a structure for this purpose. Further discussion will continue at a later time.

NEW BUSINESS

The meeting schedule for the remainder of 2006 was discussed.

MOTION: To conduct the October and November 2006 Board of Directors meetings on the fourth Tuesday of each month at 7:00 pm at Pyramid Credit Union.

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

Appointment of Officers:

Mr. Bohnke is appointed to the position of Vice-President of the association.

Mr. Howard is appointed to the position of Treasurer.

The Board of Directors agreed to allow Cadden Community Management to pay regular monthly bills of the association without Board of Directors signature to ensure timely payments.

Election of Architectural Control Committee members:

The prior motion adopted on August 24, 2006 was for the formation of this committee. Members will serve until February 2007. The Board of Directors agreed change of this committee's members should not coincide with the annual meeting and the election of officers.

Four candidates have expressed interest in serving on this committee and have provided brief biographies. The candidates are as follows and each spoke about themselves for the benefit of the homeowners present:

John Pascerella: not present for this meeting; however, Mr. Moyes reviewed his biography.

Karl Walton

Marty Keimon

Penny Johnson

Discussion ensued as to whether three or four people should be appointed to serve on the committee. It is the prevailing opinion that four people should be allowed to serve on the committee. The committee will act under it's own discretion under the governance of the Board of Directors and the Board of Directors reserves the right to replace any member of the committee as deemed necessary.

MOTION: To allow for four positions for the Architectural Control Committee.

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

MOTION: The four candidates are elected by unanimous acclamation.

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

Mr. Moyes is appointed to act as the liaison for the Architectural Control Committee.

The committee members will provide contact information including e-mail addresses to Cadden Community Management for distribution of monthly ARC packets to which the Board of Directors will also receive copies.

Discussion as to how homeowners submit their architectural review requests. Mr. Moyes will set up an e-mail address on the web-site for ARC submittals.

Cadden Community Management is requested to provide all past ARC approvals to the ACC.

The discussion regarding obtaining a RFP for disposal of trash at the common areas is tabled. The Board of Directors may consider hiring someone from the association to provide this service.

NEXT MEETING

The next Board of Directors meeting will be October 24, 2006 at 7:00 pm at Pyramid Credit Union.

ADJOURNMENT

MOTION: To adjourn the Board of Directors meeting at 8:35 pm.

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



May 3, 2006

Cadden Management Resources
Attn: Sonoran Desert Willow Estates HOA
1870 W. Prince Road, Suite #47 Tucson, AZ
85705

Re: Desert Willow Estates Turf Areas Concerns

Dear Home Owners Association.

Lennar set up an onsite meeting that took place on the morning of May 3rd, 2006, to further discuss and evaluate the concerns stated in the letter we received, dated April 19th, 2006. In attendance at this meeting were Ken Moyes and Manny of the HOA, Matt Weigel of Santa Rita Landscaping and myself, George Cardieri of Lennar.

It was determined at this meeting that the general lack of growth within the two turf areas did not derive from a lack of water pressure, but due to a couple key maintenance necessities that were not performed. It was also determined that the two turf areas have different sprinkler head systems based on different size water meters, and thus, they have different watering requirements. It was this lack of familiarity that caused the southern park to appear as though the system had insufficient water pressure.

In response to this meeting, Lennar would still like to offer assistance to the HOA in getting the grass thriving again. We will fertilize and aerate the two turf areas and replace the two sprinkler heads in the northern park to the original specification. We also offer to you the following maintenance recommendations from Santa Rita Landscaping, the attached Nelson irrigation controller instruction guide, as well as the attached as-built irrigation plans.

Since the work to be performed is on deeded HOA property we will need a written notice to proceed. Once received, this notice also implies the HOA's understanding that Lennar is not performing these items because of a defect in the irrigation system, but simply because we want to help the HOA in getting the turf thriving again. Your quick response will be appreciated.

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George A. Cardieri
Land Superintendent

cc: Kenneth F. Moyes

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