

## SONORAN DESERT WILLOW HOMEOWNER ASSOCIATION BOARD OF DIRECTORS MEETING

**DATE:** January 16<sup>th</sup>, 2007

**TIME:** 7:00 PM

**LOCATION:** Pyramid Credit Union (Which was not open for our meeting, so a resident remained behind to inform homeowners arriving that the meeting was relocated to Jeff Noel State Farm in the Safeway shopping center.)

### CALL TO ORDER

The meeting was called to order at 7:13 PM.

### ROLL CALL

Members Present: Mr. Moyes Moyes, 2007 President  
Mr. Howard Howard, 2007 Treasurer  
Mr. Bohnke Bohnke, 2007 VP and Chair of Landscape

#### Committee

Members Absent: Bob Rice/ Phyl S. Kabins-resigned her position.

Management: Jeff Gilmore of Cadden Community Management  
(Filling in for Grant Parker.)

Minutes: Jeff Gilmore of Cadden Community Management

### QUORUM

Three directors were present establishing quorum.

### APPROVAL OF MINUTES

Mr. Moyes made a **motion** to accept the minutes from the November meeting as presented. This **motion** was seconded by Mr. Howard, there was no discussion and a vote was taken. The vote was unanimous by all present in favor of the **motion**.

Mr. Moyes made a **motion** to accept the minutes from the January 6<sup>th</sup> Board meeting as presented. This **motion** was seconded by Mr. Howard, there was no discussion and a vote was taken. The vote was unanimous by all present in favor of the **motion**.

### PRESIDENTS REPORT

Board is working on hearing and fining schedule, will report in New Business.  
The Board is putting together an RFP to get bids from management companies, Cadden Community Management will be receiving an RFP, but they are currently not happy with the level of service they are receiving from Cadden!

Mr. Moyes spoke to Ben Cramer, Land Manager at Lennar/US Home and they are not going to deed the wash to Sonoran Desert Willow HOA but will deed land within triangle formed by the wash and the current Association property. Mr. Moyes is also going to be meeting this week with Lennar/US Home about having them cap lines. Mr. Moyes talked with Lou Bock (Bock Construction), who is using part of Sonoran Desert Willow for a tree nursery for trees they will use in the future in their commercial development. As part of their reimbursement to Sonoran Desert Willow, Lou agreed to pay for and build an entrance monument put at the Valencia entrance to the community.

## **TREASURERS REPORT**

Mr. Howard reported that they were over budget on the water bills, but that the landscape company is systematically repairing leaks in the community's irrigation system and those repairs should cause less water to be used. Overdue owner assessments were caused by Cadden's delay in getting new statements to the homeowners. A discussion ensued among the Board regarding a bill sent by Horticulture Unlimited for January services. The bill was \$2,500.00 for over seeding and \$2,500.00 for half a month of maintenance service. The over seeding will be paid appropriately by Mr. Howard at the correct commensurate payment and the half month bill should have been for \$1,250.00.

Balances:            Operating (ending balance for December 2006) \$7,014.09  
                         Reserve (ending balance for December 2006)     \$3,007.74  
                         Delinquent Assessments (end of December 2006) \$4,236.67  
                         Unpaid Bills (as of the end of December 2006)     \$662.16  
                         \*Checks for most of these were signed before the meeting.

Mr. Howard also reported:

- Stop signs were installed in the community at four way intersections.
- Police Department came through the community on December 20<sup>th</sup> and wrote tickets and gave out warnings.
- Police Department was also out again on January 4<sup>th</sup> to give more tickets and warnings to residents in violation of parking laws.
- A petition of residents is needed to approve the City doing a traffic study to help assess traffic issues and see if speed humps might be necessary. Mr. Howard is continuing to research this process.

## **SECRETARYS REPORT**

Ms. Kabins resigned and therefore was not present, so there was no report.

## **VICE PRESIDENT/LANDSCAPE COMMITTEE REPORT**

Mr. Bohnke reported that Horizon Landscaping began on January 10<sup>th</sup>. They have since mowed and fertilized both lawns at the two community parks. They also began trimming the trees and bushes at the north and south end of the community. They are removing unneeded tree stakes and plugging unneeded irrigation emitters. The watering schedule is still 4

times per week, which is the summer schedule. This will be changed to once per week for the winter. Frozen vacuum breaker on Feltleaf Willow west of Hinds Willow intersection, needs to be rebuilt. A plumber is required for this repair. There are 4 improper heads installed in turf area and one bad head. Cost of heads is \$25.00 each. Need a total of 6 new sprinkler heads. Need one clock at a cost of \$135.00. Blankets for backflow devices are \$85.00 each and five are required.

**-COST SUMMARY:**

New Sprinkler Heads (\$25.00 each)	\$150.00
Clock	\$135.00
Blanket Covers (\$85.00 each)	\$425.00
<b>Total:</b>	<b>\$710.00</b>

**Further discussion and related motions regarding the landscaping issues will come under New Business.**

Horizon will fax Mr. Bohnke a summary of their activities while on property each week.

Mr. Moyes mentioned that Cadden Community Management needs to have residents contact Mr. Bohnke via the [info@desertwillow.com](mailto:info@desertwillow.com) email address or someone on the Landscape Committee regarding specific actions they want taken regarding the common area landscape. These requests need to go to Horizon through the Landscape Committee not Cadden. In addition Cadden should forward such requests to the Landscape Committee through Mr. Bohnke.

## **ACC REPORT**

Mr. Moyes stated that no one from the ACC was present at this meeting.

## **MANAGEMENT REPORT**

Jeff Gilmore was requested to report the pending management action items.

-In regards to sending a letter to Lot 205 about the “substandard” repair of the wall where the previous owner had a gate then removed it. Under direction from the Board, after discussion, the consensus was to let that issue go, it was repaired and the new owner is in the home.

-In regards to the Fining Policy, Grant Parker had forwarded Mr. Moyes an existing policy for SDW. Mr. Moyes will discuss further under new business.

-In regards to placing “No Trespassing” signs in washes and open spaces the Board directed Cadden to find out if it is possible to do that, possibly contacting Carolyn Goldschmidt to see, specifically, if the Association can control public easements.

## OLD BUSINESS

None to report.

## NEW BUSINESS

Mr. Moyes emailed the Hearing and Fining template that Grant Parker at Cadden forwarded him to the rest of the Board -several individuals had not got the email from Mr. Moyes. Mr. Moyes stated that the policy will need to meet state statutes and should be reviewed by Carolyn Goldschmidt, attorney. At this point Mr. Moyes would rather at least have something in place rather than nothing, then modify it in the future at some point. Conversation then ensued regarding violations and which violations the Board felt required a fine or a hearing. Of most concern was parking in the front yard of lots and the parking of boats and commercial vehicles.

**\*Mr. Moyes suggested that this topic go on the agenda for the Informational Meeting February 3<sup>rd</sup>. But also said that he will make sure Carolyn Goldschmidt will see it and review it first and make certain it meets state statutes.**

Deadline for filing taxes for the community is: March 15<sup>th</sup>. A CPA in the community voiced an interest in doing the taxes for the association, but did not follow up with the Board yet.

Edward Jeffries, CPA, can do it for \$150.00 and a compilation for \$100.00. But Mr. Howard said that there is only \$50.00 budgeted because the homeowner that is a CPA said he could do it for that amount and that is what the Board felt they might do at the time of the budget. Mr. Moyes said he would talk to the homeowner/CPA who was interested (name not mentioned for the record) to see if he is still interested.

**\*Mr. Moyes asked Jeff Gilmore to find out if Edward Jeffries was a CPA or not and report that back to him.**

ACC decision appealed for resident, Jeff Noel, regarding his request to put a gate in his back wall for access to walk their dog. Jeff Noel was present and made his case to the Board. (He had spoke with an individual from the ACC (Architectural Control Committee). Jeff Noel brought pictures of the area in question to share with the Board. Mr. Moyes described the voting process by the previous Board for the gate that had been put in, without prior approval. **\*Mr. Moyes asked Cadden Community Management to provide the details from the ACC for their denial of the gate at Jeff Noel's property. Mr. Moyes also mentioned that Cadden should determine, research, the liability of allowing gates to be put in walls that exit into common areas. Mr. Moyes continued by saying that once the above information was gathered that a formal hearing with the ACC present should take place, possibly at the next Board meeting. Discussion by the whole Board ensued and it was mentioned that they could discuss this further at the February 3<sup>rd</sup> Informational meeting.**

Mr. Moyes made a **motion** that the Board sets the hearing date as February 3<sup>rd</sup> and to have the ACC present to defend their decision and position. Review the

details of the ACC's original decision and look at minutes of previous gate in wall decision. Then make a decision under state law regarding the request and appeal. This **motion** was seconded by Mr. Howard, there was no discussion and a vote was taken. Mr. Moyes and it was unanimous by all present in favor of the **motion**.

Mr. Bohnke brought up the Vacuum Breaker from his Vice Presidents Report on Feltleaf Willow. Mr. Bohnke made a **motion** to have the Vacuum Breaker repaired and that Cadden needed to get bids from 3 plumbers in town for this repair and submit that to the Boar for their choice as who to select. This **motion** was seconded by Mr. Howard. There was no discussion on this, a vote was taken and it was unanimous by all present in favor of the **motion**.

Mr. Moyes made a **motion** to authorize Horizon Landscape to replace 6 sprinklers and withhold what they charge the association from what is owed to Horticulture Unlimited. This **motion** was seconded by Mr. Howard. There was no discussion on this, a vote was taken and it was unanimous by all present in favor of the **motion**.

**Concerning the new clock needed for the irrigation, the Board mentioned it could be replaced in the summer. Mr. Bohnke wasn't sure where it was on the property, and asked the Board to table the issue until Mr. Bohnke can talk to Norm at Horizon and also finds out where the clock is.**

Bags for the water meters at \$85.00 are needed for this year. Mr. Moyes said that Horticulture Unlimited should've done it, but they never informed the Board of the need. Mr. Moyes feels it should be done now and remain on the backflow devices year-round with a lock. Mr. Moyes made a **motion** to purchase the bags, with locks, now for all the Association's backflow devices. This **motion** was seconded by Mr. Howard. There was no discussion on this, a vote was taken and it was unanimous by all present in favor of the **motion**.

Mr. Moyes asked if there were any questions from the audience about taking the open position on the Board. A resident (Neil Watson) present asked what it entailed and Mr. Moyes detailed that to the resident. Mr. Moyes also mentioned that there is an opening on the Landscape Committee. Decision for the candidate on the Board is postponed until the February 3<sup>rd</sup> meeting so the Board can get a bio from the interested resident – no other residents came forward, sent a bio, notified Cadden or the Board of their candidacy, after a couple expressed some interest earlier in the month.

Mr. Moyes wanted to be sure that the minutes stated that the Board meeting tonight had to relocate to Jeff Noel State Farm from Pyramid Credit Union because the meeting time was either not scheduled for the credit union by Cadden or personnel at the credit union forgot about the meeting.

## **ADJOURNMENT**

Mr. Howard made a **motion** to adjourn the meeting at 8:35 PM. This **motion** was seconded by Mr. Bohnke. There was no discussion on this, a vote was taken and it was unanimous by all present in favor of the **motion**.