

SONORAN DESERT WILLOW HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING

DATE: March 3, 2007

TIME: 9:00 AM

LOCATION: Javalina Cantina, within the Safeway Plaza at Nexus and Valencia,
Tucson, Arizona

CALL TO ORDER: The meeting was called to order at 9:15 AM with three Board Members initially present. By 9:30 AM, all Board Members had arrived..

ROLL CALL: Members initially present: Ken Moyes, President
Glen Bohnke, V. President
Mike Howard, Treasurer
Bob Rice, Secretary
Members arriving by 9:30 AM: Neil Watson, Member At Large
Management: None
Minutes: Bob Rice

QUORUM: Sufficient members were present at 9:15 AM to establish a quorum.

APPROVAL OF MINUTES: Mr. Moyes made a motion to defer the reading of the meeting of February 20, 2007, until the Board Meeting of March 20, 2007. Mr. Howard seconded the motion, and it was approved with 3 votes in favor and 1 abstaining.

PRESIDENT'S REPORT: No report.

VICE PRESIDENT'S REPORT: No report.

TREASURE'S REPORT: No report.

SECRETARY'S REPORT: No report.

MANAGEMENT REPORT: No report.

OLD BUSINESS:

1. Hearings and Fines.

Review the draft transmittal letter and the enforcement policy, reviewed and edited by the Carolyn Goldschmidt, Attorney for the SDWE HOA, was the first order of business. At the request of Mr. Moyes, Cadden asked Ms. Goldschmidt to review the draft transmittal letter and the enforcement policy and to offer comments.

During the review, the Board collectively read and discussed the changes offered by Ms. Goldschmidt. Included within the discussions were:

- the formatting of the edited documents by the Microsoft Word word processing package,
- the way the procedures handle repeat rules violations (i.e., a rule violation that is identical to a previous rule violation where the second rule violation follows within 12 months of the first rule violation and where the first rule violation had been satisfactorily resolved, or "closed"),
- whether rules violations notices should or should not be sent to a tenant as well as the Owner; this discussion was concluded with the general agreement that at the next Board meeting, a resolution will be made to include in the transmittal letter a statement offering to provide a tenant with a courtesy copy of any correspondence to the Owner, and
- the last sentence of paragraph B of the Enforcement Procedure where an Owner is directed to respond to receipt of a First Notice of a violation; this discussion was concluded with the general agreement that the sentence should be changed to read "...sent to the current community management company as specified in the notification letter", and the notification letter provide the name and address of the current community management company.

At the conclusion of the above discussion, the Board made, seconded and approved, by a 5 – 0 vote, a motion to adopt the revisions to the transmittal letter, the enforcement procedure and the schedule of fines and penalties offered by Ms. Goldschmidt and agreed to and/or changed by the Members of the Board during this meeting.

Following the above motion and acceptance, Mr. Rice agreed retype the transmittal letter, the procedure and the schedule of fines and penalties, and forward the retyped documents to members of the Board and to Cadden.

2. Professional Community Management Request for Proposal

Mr. Moyes announced that a meeting has been scheduled for 8:30 AM on March 8, 2007, to determine if the existing relationship between the SDWE HOA and Cadden Community Management can be salvaged. The SDWE HOA Board is to be represented by Mr. Moyes and Mr. Rice. If it appears that the existing relationship cannot be salvaged, then the meeting will endeavor to ease into a transition to a new professional community administration firm. Following this announcement, Mr. Moyes moved that this meeting proceed. The motion was seconded and approved, by a 5 – 0 vote.

Mr. Rice provided the Board Members with the results of the scoring of the Proposals received from Professional Community Administrator Companies interested in offering their services to the Sonoran Desert Willow Estates Home Owners Association. The total scores received by each responding company were:

A Different Association Management, LLC	926
Copper Rose Community Management	846
Stratford Management	760
Professional Homeowners Association Managers	751
Cadden Community Management	416

In response to a request to define the next steps in the selection of a new professional community administrator company, Mr. Rice offered the following steps:

- a. Meet with Cadden
- b. Meet with the top two proposors to meet staff and to observe physical facilities, filing systems, and discuss capabilities
- c. Check references
- d. Check with the Better Business Bureau
- e. Select the firm with which to negotiate.

Mr. Rice then offered the following motion:

That the Board of Directors for the Sonoran Desert Willow Estates Home Owners Association select A Different Association Management, LLC and Copper Rose Community Management with which to interview and to perform due diligence for a new contract for Professional Community Administration Services contingent upon the following:

- a. The inability to agree with Cadden Community Management concerning the existing agreement between the parties;
- b. A satisfactory visit by Directors to the offices of ADAM and Copper Rose to observe their operations, administrative capabilities and filing systems;
- c. An introduction to and an inform briefing by the teams that will be assigned to provide administrative services to the SDWE Association;
- d. Satisfactory recommendations received from References; and
- e. A favorable inquiry to the Better Business Bureau to determine if any past or current issues of concern exist.

The motion was seconded and approved by a 5 – 0 vote.

NEW BUSINESS: No new business was offered.

ADJOURNMENT: Mr. Moyes moved to adjourn the meeting. The Motion was seconded. There was no discussion concerning the Motion and it was approved by a 5 – 0 vote. The meeting adjourned at 10:50 AM.