

SONORAN DESERT WILLOW Homeowner Association

Monthly Board of Directors Meeting

Date May 15, 2007

Time 7:00 PM

Location: Empire High School Room 305

10701 Mary Ann Cleveland Way

Vail , AZ 85641

Minutes

Executive meeting at 6:45 PM – No Show but then showed at 7:00PM and held meeting after general meeting.

With regard to the Hearing held by the Board in Executive Session on May 15, 2007 concerning a members CC&R violation issued for failure to close a wall after a pool installation resulting from a declined modification request by the ACC, the Board recognizes that the governing documents of the Association clearly imply and it can be inferred by anyone reading these documents that gates properly installed are doable and acceptable, of course if approved by the ACC. The ACC decision declining the gate did not adequately take into consideration the broad based overview of the Association's governing documents regarding gates.

The Board rules to overturn the CC&R violation and for the ACC to re-consider a new application from the member under the broad based overview of the governing documents and the specifics regarding gate construction found in those documents, specifically the CC&R's and the Design Guidelines, and to factor all the elements of the governing documents into their decision. The ACC needs to also consider if the installation of a gate matching the color of the wall, opening out onto the common area, and overlooking the desert and the mountains adds to the property value and thus is for the betterment of the entire community.

Community Manager will forward new request with documents and picture to the ACC for consideration

Call General Meeting to Order 7:00pm

Roll call

Directors present

Director's Absent

Ken Moyes- President

Glen Bohnke-Vice President

Bob Rice - Secretary

Mike Howard- Treasurer

Neil Watson- Member at Large

Management Representatives

Bill Maguire / Mike Connoy

Quorum – A quorum was present to conduct an official meeting.

Homeowner Comments (3 minutes per home owner)- No input

Approval of Board Meeting of April 17, 2007-Mike Howard motioned to approve the minutes seconded by Bob Rice and approved by all.

Treasurer's Report:

Treasurers' Report	April	Y-T-D
Total Income	6,998.40	47,429.37
Total Expense	2,860.00	30,587.15
Difference	4,138.40	16,842.22
Account Balances:		
US Bank Cadden	15,856.31	
US Bank Operating	8,000.00	
US Bank Cadden res.	3,010.07	
Delinquent Fees	9,451.18	
Current	5,470.97	
Over 30 Days	495.00	
Over 60 Days	0.00	
Over 90 Days	3,485.21	

Bob Rice motioned to approve the Treasurer's report seconded by Neil Watson and approved by all

Mike Howard motioned to have the community manager send PDF files of the invoices to the treasurer for approval on regular budgeted items and approval sent back by e-mail, the checks will then be signed and mailed. Seconded by Bob Rice and approved by all.

Prepare for mailing statements on June 10 to all homeowners

Committee Report – ACC – Nothing at this time

President Report-

President and Treasurer, pursuant to a motion passed by the Board came to an agreement with Horticulture Unlimited about unpaid invoices. A monetary settlement was reached and HU provided a letter stating that all claims have been paid and no further claims exist or will exist.

Notified Lou Boch Construction of our readiness to move forward on a sign monument. The landscape committee confirmed that sufficient setback exists to build the wall and not be in violation of City rules. A meeting with the Lou Boch representative, Brian Recher. responsible to get it built is scheduled for Thursday the 17TH of May at Dusky Willow and Valencia..

Finalized the transfer of properties to our HOA and the official abdication of responsibility for a large part of the Attebury Wash. U.S. Home / Lennar has subdivided its property which adjoined our property both east and west of the Attebury Wash. They have transferred the triangle created by the boundaries of our property immediately due north of the Sand Bar Willow cul-de-sac and the Wash and that portion of the public assess easement service road adjoining the Wash and the transferred property to our HOA. The Wash and the land to the east of the Wash remain the property of U.S. Home and Lennar.

Participated in a ride and walk through of our Association with the new Community Management team at A Different Association Management.

Met with the City Traffic Department, as a Director and Secretary of the Rita Ranch Neighborhood Association, to discuss the impact of the changes to Houghton at ACE. Concern is that when egress from Meadow Willow Trail onto Houghton is restricted to a right turn only. Traffic will cut through our Association along Pacific Willow to get to Valencia to make a left to go south on Houghton. A Cut

through is scheduled for the ACE center to the new center on the corner of Houghton and Valencia. ACE plans to pay for the work on their end to complete the cut through. However, the rerouted heavy traffic pattern is a real impact. The City says they will consider speed humps on Pacific Willow to allay this problem should it begin. More to come as the RRNA follow this issue.

Established a sponsor for the Association web site pursuant to a passed Board resolution.

Worked with the landscaper to improve the weed eradication process.

Met with the Community Manager and the Treasurer to clarify our bill payment process.

Recruited some additional member candidates to the ACC, as follows: Karen Hinsperger, Drew Neptune, Ruth Herr, Jeff Garard, Linda Dominguez and Stanley McPherson

Secretary Report- None at this time

Vice president / Landscaping Report- Absent

Manager-Report

Transition between Cadden and A Different Association Management, LLC.–Waiting on final financial report from Cadden.

Cadden doing liens vs having an attorney at no charge to the Association file for collections. **Ken Moyes motioned that we turn collections (120 days) over to the Brown Law Group as there is no charge for collections to the association and to follow up on the collections that were with Cadden Mgt., seconded by Bob Rice and approved by all.**

Insurance bid from State Farm has been received and is due July 1, 2007- Mr. Jeff Noel a member, who is an insurance agent will look over and make a recommendation back to the Board.

ARC – working out procedures between A Different Association Management, LLC and the ARC for quicker response to members requests Six new members were added to the committee and a new chair person was appointed. Community Management will send PDF file/ or mail to all ACC members the request for design change as soon as they receive it. The ACC members will respond back to the Community Manager and Chair Person. The Community Manager will keep track of who voted and the total votes. The decision will still come from the Community Manager on behalf of the ACC chair person.

Penny Johnson has resigned from the committee and our thanks go out to Mrs. Johnson for her time and support of the Association. **Neil Watson motioned to accept her resignation seconded by Bob Rice and approved by all**

Mr. Karl Walton has been succeeded as Chair of The ACC as his term was up **Ken Moyes motioned to appoint Sara Sturthers as chair seconded by Mike Howard and approved by all.** We thank Mr. Walton for all of his time and service and are happy to have him continue on the ACC committee as his knowledge and experience is invaluable.

Old business-

Sign Monuments- Lou Boch will move forward on a sign monument

Lennar / US homes Survey- error been corrected and sent to recorders office for recording.

New Business

Community manager will contact Vail School district and request change of rooms to 304 not 305

ARC – submittals that need action Lot #034 Resnick- patio cover approved

Lot #214 Reese- pool design & security door has been approved

Rita ranch Neighborhood Association

Family Fun Day May 26 at Purple Heart Park

Adjournment

At 8:05 PM Mike Howard motioned to adjourn seconded by Bob Rice and approved by all. Next meeting June 19, 2007 at 7:00PM in the Empire High School Room 304.