

SONORAN DESERT WILLOW Homeowner Association

Monthly Board of Directors Meeting

Date June 19, 2007

Time 7:00 PM

Location: Empire High School Room 305

10701 Mary Ann Cleveland Way

Vail , AZ 85641

Minutes

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

Management Representatives

Bill Maguire

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

Homeowner Comments (3 minutes per home owner)- Herman Bailey- Member at Large- requested the landscaper look into the North side drainage area and clean out – Glenn will contact Horizon West

Approval of Board Meeting of May 15, 2007- Neil Watson motioned to approve the minutes seconded by Robert Rice and approved by all.

Treasurer's Report:

Treasurers' Report	May	Y-T-D
Total Income	3,495.50	50,781.79
Total Expense	6,745.01	44,878.16
Difference	-3,250.01	5,903.63
Account Balances:		
US Bank Operating	13,253.58	
US Bank Reserve	3,010.99	
Delinquent Fees	6,021.45	
Current	0	
Over 30 Days	3,229.64	
Over 60 Days	440.00	
Over 90 Days	2,351.81	

Neil Watson motioned to approve the Treasurer's report seconded by Glenn Bohnke and approved by all

mailed statements to all homeowners

Committee Report – ACC – Ken Moyes motioned to accept Karen Hinsperger and Drew Neptune resignations seconded by Bob Rice and approved by all and a thank you for their efforts

- **President Report-** - Ben Kramer of Lennar / US Home walked the common area with Horizon West Landscaping and found the irrigation valves that feed that access the US Homes area. These valves were removed preventing irrigation of US Home land with our water. They also will be spraying the tumble weeds in the wash

Secretary Report- Nothing at this time

- **Vice president / Landscaping Report** – Working with Horizon West Landscaping to replant new trees on Carolina Willow and it was motion to spend \$150.00, this motion was tabled as the Board requests a plan from Horizon West on what needs to be removed and what needs to be replanted with pricing. This report is needed for the next Board meeting - Glen Bohnke will request the report. It was also interjected by Ken Moyes that a meeting should be arranged among the community manager, Bill Maguire, Horizons west, Norm Farmer, Glen Bohnke, and Ken Moyes to transition the direct management of the landscape company from the Board to the community manager..

Manager-Report

Sent letters to homeowners over 120 days that if not paid within ten days will turn over to attorney for collection – none were turned over to an attorney by Cadden

Request to put water bills on automatic payments

Request to put Michael Dominguez on auto pay (janitorial services)

Bob Rice motioned to approve these requests seconded by Glenn Bohnke and approved by all. It was also pointed out that Michael Dominquez does a fine job in his duties around the association.

ARC – working out procedures between A Different Association Management, LLC and the ARC for quicker response to member's requests. I now send a pdf file to all the members of the ACC except Mr. Macpherson who gets direct mail. I get a notice of the e-mail receipt but response has been limited. I am also concerned that it maybe bypassing Sarah the committee head when I do get a response. Should members who are delinquent in their assessments be allowed to vote on the committee? Should a meeting be held once a month at someone's home and then be reviewed and voted as a group? And a response back to the community manager sent the next day to inform the member of the result? **Ken Moyes motioned to suspend all voting rights of Board and Committee members who are past due in their assessments over 60 days seconded by Bob Rice motion failed to pass**

ACC pending requests- Lot#118 widening driveway, 079 pool, 208 gate to common area lot 024 & 069 just came in – all requests were approved except lot 208 which will go back to committee - The President requested of the ACC Chair and the Community Manager a status of the Noel request that was returned back to the ACC for further review - it has not been handled. He emphasized that all governing documents must be considered in the review. He emphatically requested a completion of the re-review and pointed out that this needs speedy attention.

Have just gone thru the property on 6/14/07 and much improvements and corrections to violations. I am still working on cleaning up Cadden violations. One thing I noticed is that in many common areas there were weeds, (Black Willow between curb and sidewalk, River Willow and Carolina Willow), I will contact the landscapers and work with them to clean up these areas.

Contacting Parkwise or ward 4 about vehicles blocking sidewalks

Old business-

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. **Follow up with State Farm especially D & O coverage.**

New Business

Street parking- According to 10.8.1 in the CC&R's "Parking on public or private streets within or adjacent to the property is prohibited" Even though they are city owned streets when you are a member of the association you agreed to the CC&R's and should not park in the street. If I drive over and I am not a member you can't tell me I can't park on the street. **Ken Moyes motioned to specifically instruct the management company to NOT pursue parking violations by members under the CC&R's as these are beyond the scope and capability of the HOA to properly administer, unless the parking is also illegal. In addition, it was recognized that member complaints about member parking in violation of the CC&R's could continue to be processed by the community manager since the member name would be listed as the complainant on the violation Bob Rice seconded and the motion was approved by all**

Design Guidelines pg 4 Pools – 1. "removal of walls abutting a Common Area shall not be allowed"
Tabled till next meeting.

Reserves are low should we consider an increase in dues or a capital funding policy – will continue to investigate and work into next years budget.

Vail meeting room – renew contract for 2hrs – 6:30PM to 8:30PM – ACC committee will meet elsewhere.

Brown Law Group contract for collections.—Mr. Moyes will review and get back to the Community Manager with questions if any

Adjournment

At 8:30 PM Neil Watson motioned to adjourn seconded by Bob Rice and approved by all. Next meeting July 17, 2007 at 7:00PM in the Empire High School Room 304.