

SONORAN DESERT WILLOW
Homeowner Association
Monthly Board of Directors Meeting
Date July 17, 2007

Minutes

Location: Empire High School Room 304
10701 Mary Ann Cleveland Way
Vail , AZ 85641

Executive Meeting

Time 6:45 PM

Violation Hearings –All but one member corrected violations Lot 049 failed to show and a motion to fine per the schedule of fines was made and approved by all

Board Meeting

Call General Meeting to Order 7:12pm

Roll call

Directors present

Ken Moyes- President

Bob Rice - Secretary

Neil Watson

Management Representatives

Bill Maguire and Mike Connoy

Director's Absent

Glen Bohnke-Vice President

Mike Howard- Treasurer

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

Homeowner Comments (3 minutes per home owner)- On next drive through by the Community manager they will check for mailboxes that lean one way or another and send letters to those members.

Approval of Board Meeting Minutes of June 19, 2007 Neil Watson motioned to approve the minutes seconded by Bob Rice and approved by all.

Treasurer's Report:

Treasurers' Report	June	Y-T-D
Total Income	9,949.84	60,865.18
Total Expense	7,844.51	52,722.67
Difference	2,105.33	8,142.51
Account Balances:		
US Bank Operating	15,491.72	
US Bank Reserve	3,011.73	
Delinquent Fees	-3,780.15	

Current	-8,724.60	
Over 30 Days	0	
Over 60 Days	0	
Over 90 Days	4,944.45	**

**9 members turned over to attorney for collections

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

Committee Report – ACC chair reported lot 208 request has passed 6 members of the committee voted for and 2 did not respond. Request passed with condition of lot 208 is responsible for repair and maintenance of the wall. 50 feet from opening needs to be considered part of job, and the debris needs to be cleaned up. The gate color needs to match the wall color. The management company will check and report back to the Board.

President Report- Ken Moyes requests meeting to include Mgmt. co., Horizons West Landscaping, and Board members to discuss Meadow Willow trees and misc. items. The management company will coordinate a date.

Sign Monument has been constructed and is smaller than expected. The ACC will choose the color at a later date. Sign letters will be installed by Kachina Sign after proper permits have been issued. Mr. Moyes did indicate that there is no rush since we will need to be at the end of the year to determine whether any funds are available in the budget to purchase the sign lettering.

Mr. Moyes asked for a report in follow up business from the landscaper of how many trees need replacement, what are their costs, irrigation water check and again set meeting with Horizon Landscaping to discuss. The management company will request this report.

Mr. Moyes reviewed the performance of the Manager and made the following observations and requests of the Community Manager.

Financial Statements (Balance 7 Profit/Loss) mailed to Board within 5 days of close of month
 Check # to payees included with Board pack
 Bank reconciliation mailed to president and treasurer

Secretary Report- Bob Rice -- copying e-mails nothing else to report.

• **Vice president / Landscaping Report – Absent.**

How many trees need replacement, what’s is the costs, irrigation water check and again set meeting with Horizon Landscaping

Manager-Report

New street parking ordinance changes –Non passenger vehicles (RV, boats, commercial vehicles) can’t park two consecutive days on streets –park on Saturday in violation on Sunday. Passengers vehicles can’t park over 24 hours in same spot- Cars parked adjacent to residences could stay parked 7 days.

Repeat offenders of violations will start at last point in the violation process per the schedule of fines and penalties. All hearing violations have been corrected, except Xmas light on lot 049.

Cadden transfer to A Different Association Management, LLC is complete

Old business-

Waiting on State Farm DO additional coverage

New Business

Proposed revision to the SDWE Design Guidelines, approved plant list plus Rev #1, Mr. Moyes volunteered to incorporate these revisions.

1. Page 4; Pools. Remove Item 3, the prohibition of above ground pools. Require the installation of above ground pools and the location of any associated cleaning and circulations equipment to be approved by the ARC.
2. Page 5, Gates. Add: "The wood of gates may be replaced using either natural cedar or redwood shall not require approval by the ARC; so long as protective coatings (paint, etc.) are limited to natural, clear preservative treatments, the dimensions of the gate are not increased, and the metal fasteners (screws, bolts, etc.) are either stainless steel or another material that will not rust or otherwise stain the wood over the life of the gate."
3. Page 5, Storage Sheds:
 - a. Change the 1st paragraph to read: "Sheds proposed to be constructed on site by or for the Owner **SHALL** be submitted to the ARC for approval prior to construction or installation."
 - b. Add to paragraph 1: "The installation of commercially available storage lockers, constructed of plastic, fiber glass or similar material, shall not require ARC approval providing the storage locker is not visible above any adjacent wall. The shed or storage locker so installed shall not used to store material that may become a nuisance to the neighborhood."
4. Pages 5 & 6, Criteria for Approval.
 - a. Change the first sentence of Criteria #1 to read: "Placement of any on-site constructed shed"
 - b. Remove the second sentence for Criteria #1.
5. Page 6, Play and Exercise Equipment. Change the 1st paragraph to read: "... point, and/or (b) is placed within ten feet (10') ..."

Design Guidelines pg 4 Pools – 1. "Removal of walls abutting a Common Area shall not be allowed"
Tabled from last meeting

Annual Meeting- The General Meeting date was set and announced- see the web site and the mailing done at the beginning of the year on meeting dates The 2008 meeting is being considered to be held in May of 2008 it is more toward the middle of the year but not so far from year end that the financials are still relevant. This would give a truer picture of the year end financials.

Adjournment

At 8:23PM Neil Watson motioned to adjourn seconded by Bob Rice and approved by all. Next meeting Aug 14, 2007 at 7:00PM in the Empire High School Room 304.