

SONORAN DESERT WILLOW ESTATES Homeowner Association
Board of Directors Meeting
November 13, 2007
Minutes

Location: National Self Storage Lobby
 7555 S. Houghton Road, Tucson, AZ. 85747

Executive meeting- 6:15PM a decision was made to give a violation cited homeowner until Jan 15th , 2008 to come up with an approved solution. Neil Watson motioned to accept seconded by Bob Rice and approved by all.

Board Meeting

Meeting called to Order @ 6:30PM

Roll call

	Directors Present	Director's Absent
Ken Moyes- President	X	
Glen Bohnke-Vice President		X
Bob Rice – Secretary	X	
Neil Watson- Treasurer	X	
Karl Walton	X	

Management Representative - Bill Maguire

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

Homeowner Comments (3 minutes per home owner)

Mr. Eric Chase reported a break-in of his vehicle and has volunteered to work on a flood light solution that could be approved by the architectural committee for all concerned homeowners to use.

Approval of Board Meeting Minutes of October 20, 2007 Karl Walton motioned to approve the minutes seconded by Neil Watson and approved by all.

Treasurer's Report:

Treasurers' Report	Oct	Y-T-D
Total Income	13,457.63	101,923.20
Total Expense	7,268.21	81,601.80
Difference	6,189.42	13,245.97
Account Balances:		
US Bank Operating	20,592.91	
US Bank Reserve	3,014.00	
Delinquent Fees	10,947.88	
Current	975.00	
Over 30 Days	4,395.66	
Over 60 Days	0.00	
Over 90 Days	5,577.22	

Karl Walton motioned to approve the Treasurer's report seconded by Bob Rice and approved by all.

ACC Committee Report – no report

President Report

- Website enhanced with Animal Lost and Found page
- Working with Community Management company to lock down violation scofflaws
- Arranged for monthly meeting place – National Self Storage

Secretary Report- None

Vice President / Landscaping Report – none

Manager-Report

- Sent notices out to members that are 90 days delinquent that they will be turned over to the attorney. Have been getting calls to make arrangements to pay delinquent assessments.
- Enforce rentals- require copy of lease to mgt co.-- Poor response so far.
- Recommend transfer of \$10,000 to money market or CD reserve.

Karl Walton motioned to transfer to money market seconded by Bob Rice and approved by all.

Annual ballots to be mailed Nov 21,2007

Old business-

Review proposed changes to the Bylaws - tabled until visit with attorney
Code of ethics – tabled until Feb 2008

New Business

Director seats up for election, 3 – Ken Moyes, Glenn Bohnke, Tom Muszynski have been nominated for consideration. Neil Watson will not run again.

Monument Letters & permit estimate \$935 plus \$400 = \$1,335

Neil Watson motioned to approve with ½ down in Dec and balance ½ in January of 2008. Seconded by Karl Walton and approved by all

CC&R Amendment on Ballot- tabled

Web Site Enhancements - computer at ADAM, remote access for all board members, web site posted through that computer, email for all Board members through that computer, etc.

Karl Walton motioned to spend \$500.00 for SDW computer at ADAMLLC, seconded by Bob Rice and approved by all.

Basin Certification – authorization needed to engage a Hydrologist for January inspection required by city. Good basin drainage needed to keep mosquitoes at a minimum during monsoon season and to meet the city flood plain requirement.

Karl Walton motioned to approve hiring a hydrologist seconded by Bob Rice and approved by all.

Community Management company is requested to provide to the Board:
Status of delinquency items at attorney
Status of delinquency items for liens
Status of CC&R violations needing hearing
Status of CC&R violations being or to be fined
Status of long standing violations with regard to hearing and fines and liens
Status of delinquent lots in name of banks and liens on same

Adjournment

At 7:55PM Bob Rice motioned to adjourn seconded by Karl Walton and approved by all.

Next meeting is a General Membership Annual meeting.
December 10, 2007 at 6:30PM at the Empire High School