

**SONORAN DESERT WILLOW ESTATES
HOMEOWNERS ASSOCIATION**

2008 ANNUAL MEETING

MINUTES

LOCATION: National Self Storage
7555 S. Houghton Road, Tucson, Arizona 85747

DATE; TIME: December 15, 2008; 6:15 Sign-In

GENERAL MEETING

- I. Call to Order. The meeting was called to order at 6:31 PM
- II. Proof of Call. Meeting Notice was mailed to each homeowner/member of the Association on November 22, 2008, by A Different Association Management, LLC.
- III. Establishment of Quorum. Fifty-nine (59) homeowners were represented in person or by ballot out of a possible 353 Association members. A quorum of 16.7% was, therefore, achieved.
- IV. Welcome and Introductions. Mr. Glen Bohnke, President, welcomed the members and introduced the current Board.
- V. Reading and Approval of the 2007 Annual Meeting Minutes. The 2007 Annual Meeting Minutes were read by Mr. Bob Rice, Secretary. Mr. Tom Muszynski, Vice President, moved to approve the minutes. The motion was seconded by Ms. Sarah Struthers and passed without objection.
- VI. Treasurer's Eleven-Month-End Report and 2009 Budget.

Mr. Ken Moyes, Acting Treasurer, presented the Treasurer's Report as of November 30, 2008. In summary, Assets of the Association totaled \$35,586.13 which matched Total Liabilities and Equity of the Association. Liabilities, in the form of prepaid assessments, equaled \$3,012.39; Reserves equaled \$12,361.53; and Equity amounted to \$20,212.21 for a total of \$35,586.13.

Mr. Moyes then reviewed the 2009 Budget for the Association as adopted by the Board and responded to questions. Mr. Bohnke followed up by summarizing the Board's actions to identify and budget for pet waste signs and disposal stations. Further, it was noted that Reserve Funds would be used to purchase a used golf cart to facilitate recovery of loose trash; whereas, operating funds will cover recurring expenses for trash recovery.

VII. Committee and Officer's Reports. Ms. Sarah Struthers, ACC Chair, reported that the Homeowner's Architectural Control Committee has one request open.

- VIII. Election of New Board of Directors.
 - A. Slate Presentation and Introduction. Mr. Bohnke introduced the candidates for the Board: Mr. Rice, Ms. Struthers, and Ms. Sheryl Juliano.
 - B. Appointment of Tellers. Mr. Bohnke appointed Mr. John Passerella and Mr. Manuel G. Montaño, both Homeowners, as Tellers to review ballots and count the votes for candidates.
 - C. Election. Ballots received by mail and at the beginning of the meeting totalled 59.
 - D. Announcement of Results. Mr. Rice and Ms. Struthers were elected to the Board with terms expiring on December 31, 2010. Also receiving votes were Ms. Juliano and Bikram Chandlary.
 - E. Appointment to the ACC. Mr. Brian Deavers and Mr. John Ullmann agreed to serve on the ACC for 2009.

IX. Questions and Answers (Open Forum). Mr. Ron Syverson summarized his findings during the performance of loose trash recovery operations; including downed City signs, irrigation valve covers, lack of maintenance of state-land fencing and weed control along the west side drainage. Also discussed were missing bollards in Coyote Willow Trail and their purpose.

X. Adjournment. Mr. Bohnke thanked the members for attending, wished them a Merry Christmas and called for adjournment. Mr. Rice moved to adjourn the Annual Meeting at about 8:00 PM. The motion was seconded by Mr. Deavers and approved by all.