

SONORAN DESERT WILLOW ESTATES

Homeowner Association Monthly Board of Directors Meeting

Minutes

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

Date & Time: June 15, 2009 6:15 PM

Board Meeting

The Monthly Meeting called to Order at 6:19 PM

Board Members:

	<u>Position</u>	<u>Present</u>	<u>Absent</u>
Glenn Bohnke	President	X	
Tom Muszynski	Vice President	X	
Sarah Struthers	Treasurer	X	
Bob Rice	Secretary	X	
Ken Moyes	At Large	X	

Management Representatives:

Bill Maguire			
Mike Connoy		X	

Quorum — 5 Board Members were present; therefore, a quorum was established to conduct an official meeting.

Homeowner Comments (3 minutes per home owner)

1. No comments from the floor
- 2.
- 3.

Minutes of May 2009 Meeting

Sarah Struthers moved to approve the minutes of the May 2009 Monthly Board Meeting. The motion was seconded by Bob Rice, and approved by a vote of 5-0.

Treasurer's Report:

1. Financial Status of the Association as of May 31, 2009:

Assets:	Bank Operating Accounts	\$37,834.00
	Reserve Accounts	<u>\$14,753.25</u>
	Total Assets	\$52,587.25
Liabilities:	Prepaid Assessments	\$ 2,315.88
Reserves:	Reserve Fund	\$14,731.53
Equity:	Retained Earnings	\$26,046.59
	Current Year Net Income (Loss)	\$ 9,493.25
	Total Liabilities and Equity	\$52,587.25

Income for the month totaled \$2,585.07; including \$2,401.70 in owner assessments, and \$180.90 in late fees and interest.

Expenses for the month totaled of \$7,684.90. This amount included \$0 in property taxes, \$394.40 in irrigation water, \$4,575.00 in landscape maintenance costs, \$0 in landscape improvements, \$2,397.50 in management fees, and other miscellaneous costs.

2. Delinquencies Summary:

	March	April 2009	May 2009
Delinquent Fees, Total	\$4,766.66	\$10,145.31	\$7,067.51
Over 30 Days	\$254.60	-	\$920.10 **
Over 60 Days	\$2,026.15	\$245.80	\$2,943.00
Over 90 Days	\$2,485.91	\$3,494.21	\$3,489.41

3. Status of Reserve Fund Deposit Plan:

Currently, \$395.00 is transferred on a monthly basis to the Reserve Fund. The total value of the Reserve Fund as of May 2009, is \$14,753.25.

Approval of Treasurer's Report:

Bob Rice moved to approve the Treasurer's Report (with corrections **). The motion was seconded by Ken Moyes, and approved 5-0.

President's Report:

1. None

Secretary's Report:

1. None

Vice President's Report and Landscaping Report

1. None

Manager's Report:

ARC requests and status

Lot 340's request has been approved. Committee members who voted were Brian Deevers, Neil Watson, Richard Connet, Linda Dominguez, Stanley Macpherson, and Dave Conca. Members who did not vote on the request were John Ullman, Jeff Garard, and Jeff Noel. (6 members voted 3 abstained.

Lot 12 – Gate request * ARC request- fastrack

Deferred Business

Old Business and Deferred Business:

New Business:

Proposals from Horizons West

- a. Wood chips Ken Moyes motioned to add and turn woodchips @1582.42 paid from reserves, seconded by Bob Rice approved unanimously.
- b. Park improvements Inspect during walk through with Norm
- c. Loose litter Ken Moyes motioned to accept a 90 day contract for loose litter job for 225.00 per month. June prorated from 6-19.

Tom Muszynski motioned to have Ken Moyes be reimbursed for a thumb drive-not to exceed 50.00 in order to transfer Association web site info. Seconded by Bob Rice and approved.

Architectural Control Committee Procedures Revision: See attachment

Bob Rice motioned to approve the ACC procedure revision, seconded by Tom Muszynski approved 5-0. See attachment.

Adjournment:

Bob Rice moved to adjourn the meeting at 7:45p.m. The motion was seconded by Sarah Struthers, and approved 5-0.