

**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:** February 16, 2009, 6:15 PM

**Executive Session**

- 1.

**Board Meeting**

The Monthly Meeting called to Order at 6:15 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	Member at large	x	

Management Representatives:

Bill Maguire			x
Mike Connoy		x	

**Quorum 5** Board Members were present; therefore, a quorum necessary to conduct an official meeting was achieved.

**Homeowner Comments (3 minutes per home owner)**

1. Shawna Helwig reported police activity on Heartleaf Willow.
- 2.
- 3.

## Minutes of January 2009 Meeting

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

### Treasurer's Report:

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

Assets:	Bank Operating Accounts	35,182.87
	Reserve Accounts	13,164.09
	Total Assets	48,346.96
Liabilities:	Prepaid Assessments	3,012.39
Reserves:	Reserve Fund	13,151.53
Equity:	Retained Earnings	25,946.59
	Current Year Net Income (Loss)	<u>6,236.45</u>
	Total Liabilities and Equity	48,346.96

Income for the month totaled \$14,487.50; including, \$14,380.30 in owner assessments, and \$107.20 in late fees and interest.

Expenses for the month totaled of \$7,856.05.

2. Delinquencies Summary:

	December 2008	January 2009
Delinquent Fees, Total	\$7,315.35	11,717.87
Over 30 Days	\$30.00	5404.60
Over 60 Days	\$705.00	30.00
Over 90 Days	\$6,580.35	5102.37

3. Status of Reserve Fund Deposit Plan:

Currently, \$395.00 is transferred on a monthly basis to the Reserve Fund. For the month of December, the contribution for CY 2008 totaled \$4,740.00, and the total value of the Reserve Fund is \$13,164.09

### Approval of Treasurer's Report:

Ken Moyes moved to approve the Treasurer's Report. The motion was seconded by Tom Muszynski\_, and approved by all.

### President's Report:

1. Mr. Bohnke took photos of sign in a neighboring community.
2. Talked with H.W. about watering schedule. And trash pickup and trash monitoring.

### Secretary's Report:

1. Converted the digital recording of the January 19, 2009, to an MP3 format and distributed the MP3 recording to the Board members and to Mr. Connoy (via CD).

2. Prepared an Agenda for February 2009 Monthly Board Meeting.

**Vice President's Report and Landscaping Report**

1. Golf cart and dog "stations". Tom recommends using Craigslist or Auto Trader to purchase a golf cart, because of price 3,500-4,000. Dog Station or "poop service" 220.00 for a station. Poop service cost 1x per week 110.00 for both parks.

**Manager's Report:**

1. Status of delinquencies and violations. Assessments are coming in and two violators corrected the violations so no fines will be assessed.
2. Status of water leaks and search for cause of leaks. Norm has it under control.
3. Status of Community Management Company adherence to agreement. Scheduling a time to meet.
4. Status of ACC Committee Vote(s)
  - a. Name of Owner making Request -- One owner has made a request.  
 Summary of Modification Request --  
 Report of Vote --  
 Members Voting --
  - b.

**Deferred Business Discussion:**

Deferred Business	Deferred At Meeting	Deferred Until
Changes to By-Laws	February 2008	Changes to CC&Rs
Code of Ethics	April 2008	Changes to Bylaws
Review & Approval of List of Work for Loose Litter/Debris Pick-up Position	November 2008	2009
Revisions to Existing CC&Rs	November 2008	2009
Status of Fence along Coyote Willow Trail	November 2008	2009

**Old Business and Deferred Business:**

1. Golf Cart Acquisition (Deferred from the January 2009 meeting) – Tabled.

A motion was made by \_\_\_\_\_ for the Association to use funds from the Association's Reserve Account to acquire a used, electric powered golf cart, with applicable charging apparatus, at a cost

not to exceed \_\_\_\_\_; and equipped in such a manner that a trash barrel can be secured to a rear platform; and to be stored at the facilities of National Self Storage for a fee of \$95.00 per month; and to be used by the individual or contractor retained to recover and remove loose litter and debris from the Association's Common Area. The motion was seconded by \_\_\_\_\_ and approved by a vote of \_\_\_\_\_.

2. Acquisition of insurance and plates for golf cart – Tabled.

A motion was made by \_\_\_\_\_ for the Association to use funds from the Association's Reserve Account to acquire insurance and street-legal license plates for the golf cart to be acquired as per the motion made and approved above. The motion was seconded by \_\_\_\_\_ and approved by a vote of \_\_\_\_\_.

3. Discussion Concerning Loose Litter/Debris Individual or Contractor --Discussion
4. Status of Fence along Coyote Willow Trail –No discussion
5. Enforcement of the Association's Management Agreement with ADAM -- Work in Progress

**New Business:**

1. Signs: Tom Muszynski motioned to have signs made and installed for no more than 600.00 seconded by Bob Rice. 4-1 Ken Moyes voted against. Motion carried.

**Adjournment:**

Bob Rice moved to adjourn the meeting at 7:50. The motion was seconded by Tom Muszynski, and approved by all.