

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: May 18, 2009 6:15 PM

Board Meeting

The Monthly Meeting called to Order at 6:27 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			x
Mike Connoy		x	

Quorum — 4 Board Members were present; therefore, a quorum was established to conduct an official meeting.

Homeowner Comments (3 minutes per home owner)

1. No homeowner comments this evening
- 2.
- 3.

Minutes of April 2009 Meeting

Ken Moyes moved to approve the minutes of the April 2009 Monthly Board Meeting. The motion was seconded by Sarah Struthers, and approved by a vote of 4-0.

Treasurer's Report:

1. Financial Status of the Association as of April 30, 2009:

Assets:	Bank Operating Accounts	42,838.50
	Reserve Accounts	<u>14,353.46</u>
	Total Assets	57,191.96
Liabilities:	Prepaid Assessments	2,196.78
Reserves:	Reserve Fund	14,336.53
Equity:	Retained Earnings	26,046.59
	Current Year Net Income (Loss)	14,612.06
	Total Liabilities and Equity	57,191.96

Income for the month totaled \$27,430.40; including, \$27,325.30 in owner assessments, and \$95.10 in late fees and interest.

Expenses for the month totaled of \$7,837.34. This amount included \$0 in property taxes, \$308.43 in irrigation water, \$4,575.00 in landscape maintenance costs, \$0 in landscape improvements, \$2,108.33 in management fees, and other miscellaneous costs.

2. Delinquencies Summary:

	February 2009	March 2009	April 2009
Delinquent Fees, Total	\$7,695.57	\$4,766.66	10,145.31
Over 30 Days	\$3,308.10	\$254.60	-
Over 60 Days	\$160.00	\$2,026.15	245.80
Over 90 Days	\$4,227.47	\$2,485.91	3494.21

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 April 2009, is \$14,336.53

Approval of Treasurer's Report:

Ken Moyes moved to approve the Treasurer's Report. The motion was seconded by Bob Rice, and approved 4-0.

President's Report:

1. Rock work has been completed.

Secretary's Report:

- 1.
- 2.

Vice President's Report and Landscaping Report

1.

Manager's Report:

1. Status of ACC Committee Vote(s)
 - a. Name of Owner making Request -- Keila Morse
Summary of Modification Request -- Additional Gate
Report of Vote -- TBD
Members Voting --
 - b. Ken Moyes has submitted a second request for painting his home.
Vote TBD.

Deferred Business

Old Business and Deferred Business:

1. Loose Litter/Debris Retrieval by Landscape Contractor – Norm will be asked to “revise” the loose litter proposal. Work in progress.
2. Installation of Landscape Rock – Completed
3. Wood chips versus Rubber Pellets- Sarah Struthers will coordinate the project. Sarah reported rubber pellets are more expensive than wood chips and the cost is 2-4 dollars per sq. ft. Tabled for more information.
4. State Farm Insurance Renewal- Ken Moyes motioned to pay the insurance premium if the cost is less than a 5% increase Sarah Struthers seconded the motion and carried by 4-0 vote.

New Business:

1. Vote to purchase 5 new galvanized garbage cans for common area trash receptacles. Ken Moyes motioned to purchase 5 new cans not to exceed 200.00 seconded by Bob Rice and approved 4-0.

2. ACC Design Guidelines. Ken Moyes made a resolution for the Design Guidelines to allow secured (locking mailboxes) Bob Rice seconded approved 4-0.

Adjournment:

Bob Rice moved to adjourn the meeting at 7:35. The motion was seconded by Sarah Struthers, and approved 4-0.