

SONORAN DESERT WILLOW ESTATES
Homeowner Association
Monthly Board of Directors Meeting

Approved Minutes

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

Date & Time: January 11, 2010 6:15 PM

Board Meeting

The Monthly Meeting called to Order at 6:15 PM

Board Members:

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

Management Representatives:

Mike Conroy		X	
Bill Maguire		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. Homeowner questioned what the Association is going to do about the vandalism to the Entrance monument along Valencia Road.
- 2.
- 3.

Approval of November 2009 Meeting Minutes

Linda Dominguez moved to approve the minutes of the November 2009 Monthly Board Meeting. The motion was seconded by Bob Rice, and approved by a vote of 4-0.

December 2009 Meeting Minutes: NO QUORUM

Treasurer's Report:

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

Assets:	Bank Operating Accounts	\$37,097.56
	Reserve Accounts	\$17,534.20
	Total Assets	\$54,631.76
Liabilities:	Prepaid Assessments	\$7,023.78
Reserves:	Reserve Fund	\$17,496.53
Equity:	Retained Earnings	\$26,046.59
	Current Year Net Income (Loss)	\$6,343.96
	Total Liabilities and Equity	\$54,631.76

Income for the month totaled \$2,121.70; including \$1,882.60 in owner assessments and \$239.10 in late fees and interest.

Expenses for the month totaled of \$9,424.55. This amount included \$0 in property taxes, \$609.82 in irrigation water, \$4,575.00 in landscape maintenance costs, \$0 in landscape improvements, \$3,358.59 in management/administrative fees, and other miscellaneous costs.

2. Delinquencies Summary:

	October 2009	November 2009	December 2009
Delinquent Fees, Total	\$13,476.41	\$8,049.71	\$6,077.21
Over 30 Days	\$5,008.00	\$59.90	\$-89.90
Over 60 Days	\$45.00	\$4,039.90	\$89.90
Over 90 Days	\$7,573.61	\$3,949.91	\$6,077.21

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 December 31, 2009, is \$17,534.20.

Approval of Treasurer's Report:

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

President's Report:

1. Ken Moyes was absent.

Secretary's Report: No report given.

- 1.
- 2.

Vice President's Report and Landscaping Report – No report given.

1.

Manager's Report:

See attached report.

Old Business and Deferred Business:

New Business:

2009 Taxes – Karl Walton, Walton Tax, has performed taxes and compilation for the association for the last several years. Bill Maguire advised the Board that a member of the Corporation should not perform the compilation because it can be considered a conflict of interest.

Bill Maguire suggests hiring someone else to do the compilation. Board agreed unanimously: Mike Conroy will provide names of qualified persons to do the compilation. Bill sees no conflict with Walton Tax filing the Corporate taxes.

Sarah Struthers motioned to approve that Walton Tax complete the 2009 taxes not to exceed \$150.00. The motion was seconded by **Bob Rice** and approved by 4-0.

Minutes of the organizational meeting held in Dec: Sarah Struthers motioned to approve the minutes seconded by Bob Rice approved 4-0.

Workman's Compensation Insurance – ADAM, LLC is advising the Sonoran Desert Willow Estates community that the Association should purchase workman's compensation insurance. The cost is approximately \$600.00. Board decided no workers comp. insurance necessary due to independent contractor status of vendors.

Sonoran Desert Willow Estates Homeowners Association Corporate Resolution to change banking institutions from US Bank to Alliance Bank of Arizona. Resolution on Bank Signature card signed by President and Treasurer.

Linda Dominguez motioned to transfer the US Bank reserve acct. to the Alliance Bank reserve acct. and transfer all but 10% of the US Bank operating acct. to the Alliance operating acct.

Kirby Dominguez's services and fee will need to be approved by the President due to a Treasurer and vendor conflict of interest. Glen Bohnke states there is no such conflict, therefore no resolution necessary, fixed monthly expense.

Resolution: the Board acknowledges that Kirby Dominguez has been providing services to the Association for some time and now that his spouse is now the Association Treasurer, the service will continue until and when changed by the board and the Treasurer shall abstain from any decision making with Kirby Dominguez. Approved 3-0, Linda abstaining from vote.

February Board meeting will be held? The third Monday of the month February 15 at 6:15? The meeting will need to be noticed. ADAM,LLC will be directed to how the Board wants the meeting noticed and if any other material can be sent at the same time to reduce postage costs. Meeting will be held Feb 15at 6:15

p.m . at The National Self Storage Center.

Ken Moyes directed Mike to solicit bids for a tent rental for board meetings to be held on Saturday's in the common area of the Association. See attachments: Two bids were received one for 325.98 and one for 248.13. Due to the expense of the tents the Board instructed Mgmt. to find an alternative meeting location. Kelly with National Self Storage indicated the new Mgr. for the facility may allow the Association to continue using the facility. Mgmt. will contact the Vail School Dist. For availability and cost.

Entrance monument: Kachina Sign Center has been contacted about a "permanent" resolution to the vandalism of the monument. Kachina will provide their opinion and quote. No quote received at time of Board meeting.

Loose Litter: Homeowners will be informed that there is an independent contractor position available in the community on a weekly basis for loose litter removal.

Linda Dominguez resigns as ACC member. Bob Rice accepts the resignation seconded by Sarah Struthers approved .

ACC: Now has two seats available. To be included in mailing.

Adjournment:

Bob Rice moved to adjourn the meeting at 7:25 PM. The motion was seconded by Linda Dominguez and approved 4-0.