

**SONORAN DESERT WILLOW ESTATES**  
Homeowner Association  
Monthly Board of Directors Meeting

**May 2010**  
**Minutes**

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

**Date & Time:** May 17, 2010  
6:00 PM

**Board Meeting**

Meeting called to Order at 6:05 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 (late)	
Bob Rice	At Large	x	

Management Representatives:

Lexi Hamlin		x	
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**Quorum** Three Board Members were present; therefore, a quorum was established to conduct an official meeting.

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

None.

**Approval of April 2010 Meeting Minutes**

Mr. Bohnke moved to table the minutes of the April 2010 Monthly Board Meeting. The motion was seconded by Mr. Rice, and approved by a vote of three.

Mr. Bohnke moved to approve the minutes of the March 28<sup>th</sup> Emergency Meeting. The motion was seconded by Mr. Rice, and approved by a vote of three, with Ms. Struthers abstaining.

**Treasurer's Report:**

1. Financial Status of the Association as of April 30, 2010:

Assets:	Alliance Bank Operating Accounts	\$50,690.03
	Alliance Bank Reserve Accounts	\$26,235.42
	Total Assets	\$76,925.45
Liabilities:	Prepaid Assessments	\$3,540.08
Reserves:	Reserve Fund	\$19,076.53
Equity:	Retained Earnings	\$30,089.28
	Current Year Net Income (Loss)	\$24,219.56
	Total Liabilities and Equity	\$76,925.45

Income for the month totaled \$28,237.58; including \$27,883.39 in owner assessments and \$325.10 in late fees and interest.

Expenses for the month totaled of \$9186.83 which included \$823.54 for repair of the entry sign.

2. Delinquencies Summary:

	<b>February 2010</b>	<b>March 2010</b>	<b>April 2010</b>
Delinquent Fees, Total	\$8,718.79	\$145.10	\$4,635.70
Over 30 Days	\$3,844.10	\$0.00	\$120.00
Over 60 Days	\$0.00	\$3,269.50	\$-30.00
Over 90 Days	\$4,879.59	\$6,853.89	\$7,839.30

3. Status of Reserve Fund Deposit Plan:

Currently, \$395.00 is being transferred on a monthly basis to the Reserve Fund. The total value of the Reserve Fund as of April 30, 2010 is \$19,076.53.

**Approval of Treasurer's Report:**

Bob Rice moved to table the treasurer's report due to several questions about the numbers above. The numbers will be reviewed and discussed at the June board meeting. The motion was seconded by Ken Moyes and approved by 4-0.

**President's Report:**

Ken Moyes reported that he has had communication with the ACC about current requests for approval. He has also been talking with the landscaper about current issues.

**Secretary's Report:**

None.

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

Glenn Bohnke mentioned that there are burn marks in the parks that might be caused by a problem with the sprinkler system. Lexi Hamblin will speak with the landscaper to see what exactly needs to be done to properly water the parks. It was reported that the landscaper is now turning his attention to pruning the common area trees after giving most of his attention to getting rid of weeds.

It was decided to table discussing the issue of planting new trees until the June or July Board Meeting.

**Manager's Report:**

The board gave direction to Lexi Hamblin that they would like to move forward with the judgment to get a lien for payment of fines against the homeowner with the jumping castles.

It was reported that the US Bank accounts were closed.

Lexi Hamblin will send the landscaper work orders to Glenn Bohnke as well as copy him on emails to the landscaper so he is aware of what is going on.

**Old Business and Deferred Business:**

Ken Moyes provided the Board with some revisions to the ACC procedures. There was a lot of discussion, but it was decided to defer the issue to the June meeting. A committee of two people will review and propose new changes.

Regarding the gate replacement request, Bob Rice moved to allow the homeowner 60 days to replace the gate with what was decided by the ACC. If the new gate is not installed within 60 days, the fines will be

retroactive. Glenn Bohnke seconded the motion, and it was approved 4-0.

There was a review of the loose litter and trash removal bids. Glenn Bohnke moved to hire Mr. Isobel to pick up loose litter and to hire Kirby Dominquez to empty the trashcans in the common areas. Bob Rice seconded the motion, and it was approved 3-0 with one abstention.

**New Business:**

There is one member of the ACC who does not have access to email, and it has been a continuing problem that he does not receive communications in a timely manner or at all. John Passerella agreed to print out emails for this member and deliver them to his home.

**Adjournment:**

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