

# 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:** April 20, 2009, 6:15 PM

### Board Meeting

The Monthly Meeting called to Order at 6:22 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. A homeowner reported Police officers were seen in the development on two different occasions.
2. A homeowner reported two homes on Feltleaf Willow had “plastic” in the windows, “suspicious”.
- 3.

### Minutes of March 2009 Meeting

Ken Moyes moved to approve the minutes of the March 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 March 31, 2009:

Assets:	Bank Operating Accounts	35,581.05
	Reserve Accounts	<u>13,956.13</u>
	Total Assets	49,537.18
Liabilities:	Prepaid Assessments	14,047.49
Reserves:	Reserve Fund	13,941.53
Equity:	Retained Earnings	26,046.59
	Current Year Net Income (Loss)	-4,498.43
	Total Liabilities and Equity	49,537.18

Income for the month totaled \$1,473.70; including, \$1210.40 in owner assessments, and \$253.30 in late fees and interest.

Expenses for the month totaled of \$7,433.91. This amount included \$0 in property taxes, \$235.04 in irrigation water, \$4,575.00 in landscape maintenance costs, \$0 in landscape improvements, \$2,258.33 in management fees, and other miscellaneous costs.

2. Delinquencies Summary:

	<b>February 2009</b>	<b>March 2009</b>
Delinquent Fees, Total	\$7,695.57	\$4,766.66
Over 30 Days	\$3,308.10	\$254.60
Over 60 Days	\$160.00	\$2,026.15
Over 90 Days	\$4,227.47	\$2,485.91

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 \$13,941.53.

**Approval of Treasurer's Report:**

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

**President's Report:**

- Glen Bohnke reported meeting Mike Connoy, Norm Farmer to discuss landscape rock and other landscaping items.

**Secretary's Report:**

1. Converted the digital recording of the March 16, 2009, to an MP3 format and distributed the MP3 recording to the Board members and to Mr. Connoy. The Association attorney advises against recording meetings, therefore Mr. Rice will no longer record the monthly meeting. Mr. Connoy advised Board members to destroy ALL recordings from previous meetings.
2. Prepared an Agenda for April 20, 2009, Monthly Board Meeting.

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

1. Absent

**Manager's Report:**

1. Status of ACC Committee Vote(s)
  - a. Name of Owner making Request -- Ken Moyes  
Summary of Modification Request -- Denied  
Report of Vote – 7-1  
Members Voting --all

**Deferred Business**

<b>Deferred Business</b>	<b>Deferred At Meeting</b>	<b>Deferred Until</b>
Changes to By-Laws	February 2008	Changes to CC&Rs
Code of Ethics	April 2008	Changes to Bylaws
Revisions to Existing CC&Rs	November 2008	2009

Ken Moyes motioned to table the 3 deferred business items seconded by Bob Rice 4-0.  
Approved by unanimous Board vote.

**Old Business and Deferred Business:**

1. Loose Litter/Debris Retrieval by Landscape Contractor – Norm will be asked to “revise” the loose liter proposal.
2. Graffiti on "No Solicitations" Sign – Sign will be re-lettered.
3. Installation of Landscape Rock –In progress
4. Management Company Contract –Signed.

**New Business:**

1. Wood chips versus Rubber Pellets- Sarah Struthers will coordinate the project.
2. Discussion: Reporting violation and delinquency details to the Board. The reports will be given in "Executive Session".
3. Bob Rice motioned to approve the decision made in Executive session, seconded by Sarah Struthers and approved 4-0.

**Adjournment:**

Ken Moyes moved to adjourn the meeting at 7:45. The motion was seconded by Bob Rice, and approved 4-0.