

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: June 16, 2008, 6:30 PM

Executive Session

1. None

Board Meeting

Prior to the meeting, Mr. Bohnke had notified other Board Members that he would not be able to attend the June 16th Board Meeting. In his absence, Mr. Muszynski called monthly meeting to Order at 6:35 PM

Board Members:

	<u>Position</u>	<u>Present</u>	<u>Absent</u>
Glenn Bohnke	President		X
Tom Muszynski	Vice President	X	
Karl Walton	Treasurer		X
Bob Rice	Secretary	X	
Ken Moyes	At Large	X	

Management Representatives:

Bill Maguire			X
Mike Connoy		X	

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

Homeowner Comments (3 minutes per home owner)

1. The President's Letter of May 23, 2008, asked that residents observe the residential speed limit (25 mph per A.R.S.). One Dusty Willow Homeowner in attendance cited several instances of vehicles exceeding the residential speed limit since that letter was delivered. His comments also noted the amount of dust that becomes airborne from the speed of vehicles on the unpaved portion of Valencia Road east of the Subdivision. Mr. Muszynski suggested that a police complaint be filed with as many specifics, including time of day, as possible so that a patrol might be able to catch the violators. Other discussions included speed tables, police patrols, calls to Ward 4 and the Rita Ranch Neighborhood Association.
2. Another homeowner reported a incidence of two cars blocking a fire hydrant on Pacific Willow.
3. It was reported that the fire hydrant at the intersection of Dusky Willow and Pacific Willow malfunctioned when the hydrant valve was opened to fill a contractors' truck.

Minutes of May 2008 Meeting

Mr. Moyes moved to approve the minutes of the May, 2008, Monthly Board Meeting. The motion was seconded by Mr. Rice, and approved by 3 - 0.

Treasurer's Report:

1. Mr. Moyes presented the status of the Operational Accounts

a. Reserve funds are being isolated within the General Ledger accounts.

b. Under Assets, the operating balance is \$25,951.31 and the reserve balance is \$8,016.65 for a total of \$33,967.96.

c. Liabilities & Equity totaled \$33,967.96 consisting of \$16,374.91 retained earnings, \$9,576.52 Current year net income and \$8,016.53 reserves.

d. Concerning income and expenses, the income for the period was \$3,735.87, year-to-date income was \$48,199.03, and with a below budget year-to-date variance of \$9,331.77. Fixed expenses for the period were \$1,684.00 and were \$3,516.25 year-to-date; with a year-to-date fixed expense variance of \$414.60 over budget. Mr. Moyes also summarized the utilities, operating, general, landscaping, and administrative expenses. Total expenses for the period were \$5,400.35, for year-to-date were \$38,622.51 and the year-to-date variance was \$10,329.89 below budget.

2. Delinquencies Summary:

	April 2008	May 2008
Delinquent Fees, Total	\$3,909.74	
Over 30 Days	\$0.00	
Over 60 Days	\$360.00	
Over 90 Days	\$3,549.74	

3. Status of Reserve Fund Deposit Plan: The status of the reserve deposit fund transfers was discussed, and it was noted that all the deposits (i.e., transfer of funds from the operating accounts to the reserve account as directed by the Board) have not been made.

Approval of Treasurer's Report:

Mr. Muszynski moved to approve the Treasurer's Report. The motion was seconded by Mr. Rice, and approved by 3 - 0.

President's Report:

1. None due to Mr. Bohnke's absence.

Secretary's Report:

1. Prepared Corrected Minutes of April, 2008, Monthly Board Meeting.

2. Prepared Draft Minutes for May, 2008, Monthly Board Meeting.

3. Prepared Agenda for June, 2008, Monthly Board Meeting

4. Checked City and County ordinances for regulatory information relative to signage; checked the Internet and other sources for the availability and costs of the various signs discussed at the May 2008 Board Meeting.

The ensuing discussion covered the several pros and cons relative to the legality and cost of and the need for the several types of signs that have identified. In conclusion, it was generally agreed that the Board needs to have a separate working meeting to thoroughly discuss this issue, reach a resolution and bring that resolution to a monthly meeting for a vote.

Vice President's Report and Landscaping Report

1. Status of Irrigation System to Support Tree Replacements along Carolina Willow -- A visit and visual check confirmed that the irrigation system is in place. Mr. Moyes expressed his continued concern about additional water (watering bags) for the new trees.

2. Status of Pacific Willow at Meadow Willow Drainage Basin Work -- A portion of the work requested (i.e., moving the picnic tables, the concrete bench, and applying decomposed granite to the established paths) was done. Applying decomposed granite to the desired path extensions has not been completed. Mr. Conroy stated that the landscaping company has been paid for the work completed and for the monthly maintenance performed. The discussion also included the possibility of the Board meeting with the landscaper at about 5:30 pm before the next meeting to discuss the then outstanding issues.

3. Status of New Proposal for Crushed Rock -- See Item 2

4. Status of Neighborhood Watch Program -- Mr. Muszynski reported on his contact with the City about this program. The City contact recommended asking for a police representative to attend a scheduled meeting of people interested in forming a neighborhood watch program. The representative can then provide the needed information. How to assemble/invite interested people to a meeting resulted in the suggestion that a flier be included in the next President's letter asking interested people to respond with contact information. Then, when a meeting can be scheduled, they can be contacted personally.

5. Status of List of Work for Loose Litter/Debris Pick-up Position -- The position opening needs to be reposted. Mr. Muszynski provided a work description for Board consideration. Mr. Moyes suggested that the individual, a member of the Association, be put on the landscaper's payroll. The Association could reimburse the landscaper for salary and the associated/necessary payroll withholdings, and the position incumbent would receive a W-2 for tax purposes.

Manager's Report:

1. Status of delinquencies and violations
 - a. Items at attorney 11 (Count from Board Package)
 - b. Items for liens
 - c. Items needing a hearing 3
 - d. Violations being or to be fined The Board would like a "Confidential" list.
 - e. Long standing violations with regard to hearing and fines and liens
 - f. Delinquent lots in name of banks and liens on same

2. Status of Foreclosed Property on Laural Willow Drive -- Now with a Realtor.
3. Unpainted garage door on Bonpland Willow -- The Board would like to work with the son for a long-term plan.

ACC Committee Report Sarah Struthers

1. One pool being considered. Waiting responses.

Deferred Business

Deferred Business	Deferred At Meeting	Deferred Until
Solar Light Purchase and Installation	February 2008	3ed Quarter
Changes to By-Laws	February 2008	Changes to CC&Rs
Code of Ethics	April 2008	Changes to Bylaws

Old Business:

1. Signage:
 - a. City of Tucson Sign Code; "Post No Signs" Signs; "Clean up After Your Pets" Signs; "No Solicitation" Signs -- (See Secretary's Report. Mr. Moyes would like to have a "working session" meeting to consider signs.)
2. Brown Law Group comments about "No Solicitations" Signs -- No response yet. Mr. Connoy to call Jonathan of the BLG.

New Business:

1. Separate meeting on signs and costs.
2. Separate meeting on litter and garbage cans.

Adjournment:

At 7:45 PM, Mr. Moyes moved to adjourn the meeting. The motion was seconded by Mr. Rice, and approved 3 - 0.