

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: September 15, 2008, 6:30 PM

Executive Session

- 1. None

Board Meeting

Monthly Meeting called to Order at 6:30 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. Mosquitoes — Mr. Syverson said that he had noticed the presence of mosquitoes within the neighborhood and expressed concern about the West Nile Virus. Mr. Moyes asked that this discussion be deferred to New Business.

2. Coyote Willow Trail — Mr. Syverson referred to the growth of weeds in the perimeter wash along Coyote Willow Trail, and said that he would not go into the wash to pick up trash for fear of snakes. Mr. Moyes indicated that the Association's landscaping crews are scheduled to cut weeds in the

perimeter washes on a monthly basis. Mr. Bohnke said he'd call Norm and talk with him about these conditions.

The discussion then ranged to the presence of pallets along the public access trails bordering the east side of the subdivision, the presence of the roll-off body dumpster at the east end of Coyote Willow Trail and the progress of the clean-up of dumped brush at that location, and the fact that the barbed wire fencing of the quarter section of the state land south of the subdivision has been broken/cut/is down and rolled-up in places. Mr. Moyes asked Mr. Connoy to call the State Land Department to request that the fencing be repaired.

3. Barking Dogs — Mr. Syverson again raised the subject of barking dogs. Mr. Bohnke indicated that (1) the only recourse that the Association has is to refer the matter to Pima County or the City of Tucson, and (2) one of his neighbors was having some success with "bark collars".

4. Garbage Debris — Mr. Syverson indicated that he was seeing more garbage debris (i.e., recyclable and non-recyclable) than usual along the north-south streets in the easterly part of the subdivision. The source of this debris seemed to be spillage blowing from cans being dumped into the City's refuse trucks because the quantity of debris seemed to increase following the Tuesday pickup day. Mr. Moyes asked Mr. Syverson to telephone Mr. Connoy, if he (Mr. Syverson) notices an increase in garbage debris on Tuesday, September 16th, to tell him what he finds. Mr. Moyes then asked Mr. Connoy to call the City of Tucson's Environmental Department to register a complaint about wind blown garbage debris escaping from the garbage pickup operations.

On a related subject, Mr. Syverson said that he hoped to have an estimate of the cost for a debris pickup device that can be used to reach into areas that are not easily accessible in order to retrieve blown debris.

Mr. Bohnke asked Mr. Syverson if the arrangements for his payment were satisfactory. Mr. Syverson said that they were.

Minutes of July 2008 Meeting

Mr. Moyes moved to approve the minutes of the July, 2008, Monthly Board Meeting, with a correction of a typo in the title – change it from agenda to minutes. The motion was seconded by Mr. Rice, and approved by a vote of 3 - 1.

Minutes of August 2008 Meeting

It was noted that the August 2008 Meeting was not held due to a lack of a quorum.

Treasurer's Report:

1. Status of the Operational Accounts

Mr. Bohnke stated that delinquent fees were a concern that he has and that he has

discussed this briefly with Mr. Connoy. Mr. Connoy said that according to the report he ran today, there were about \$6,600 in delinquent fees. He further said that the second warning letters have gone out and since that letter was sent, about \$1,000 have come in. Mr. Moyes stated that according to the income and expense statement, the Association was about \$14,000 behind in fee collections. The subsequent discussions identified some anomalies between reports that need to be explained. Mr. Connoy agreed to review the history of the reports to determine the reasons for the anomalies.

In response to a question from Mr. Syverson, Mr. Moyes indicated that the magnitude of the delinquencies is not unique to Desert Willow Estates; similar delinquency rates are being experienced by neighboring subdivisions as well. These are a "sign of the times" so to speak.

2. Delinquencies Summary:

	July 2008	August 2008
Delinquent Fees, Total	Not Reported	\$7,584.73
Over 30 Days	Not Reported	\$0.00
Over 60 Days	Not Reported	\$4,302.38
Over 90 Days	Not Reported	\$3,282.35

3. Status of Reserve Fund Deposit Plan:

No report.

Approval of Treasurer's Report:

Mr. Moyes moved to approve the Treasurer's Report with the caveat that the anomalies found that show differences between delinquencies be investigated, and the resolution be reported to the Board . The motion was seconded by Mr. Rice, and approved 3 - 0.

President's Report:

1. Mr. Bohnke said that we were going to forgo the President's Report.

Secretary's Report:

1. Corrected and forwarded Minutes of June, 2008, Monthly Board Meeting.
2. Prepared Draft Minutes for July, 2008, Monthly Board Meeting.
3. Prepared Agenda for August, 2008, Monthly Board Meeting
(Canceled for lack of a Quorum)
4. Met with the Board President, Mr. Bohnke, to agree on an initial draft of the proposed

revisions to the Association's CC&Rs. Prepared the proposed revisions and delivered copies of these revisions to the President for distribution to Board Members at this August Board Meeting (see New Business below).

5. Prepared Agenda for September, 2008, Monthly Board Meeting

Vice President's Report and Landscaping Report — Mr. Muszynski had notified the Board by email dated September 10, 2008, that he would be out of town for this Board Meeting. In that email, he provided status on the following agenda items which were expanded on by Board discussion:

1. Status of Pacific Willow at Meadow Willow Drainage Basin Work — Completed. An extension to the granite pathway was added to the original pathway.

2. Status of New Proposal for Crushed Rock — Landscaping staff placed crushed rock (typically in 3-foot bands) throughout the community instead of following the plan that was given to Norm. Mr. Moyes stated that he and Mr. Muszynski met with Norm and provided him a map of the area showing, by priority, where the rock should be placed in 10-foot bands, and asked that the priorities be followed until they ran out of rock (the Board's plan was to finish placing rock in desired area next year). Mr. Muszynski said that he did an inspection on September 14th of the entrances and the main wash areas identified on the Board's plan and the landscaping crews had placed a good portion of the rock down, but not to the 10-foot width requirement. Mr. Muszynski said that he believed the Board should consider what was done and determine if the landscape contractor has met the requirements (or intent) of the proposal. Mr. Moyes asked Mr. Conroy to take a picture of the area at the entrance into the subdivision on the north side of Meadow Willow Trail at the concrete culvert connecting the perimeter washes; this being the area that Mr. Moyes and Mr. Muszynski specifically asked the landscape contractor, at his expense since the Board's plan was not followed, to spread gravel 10-feet back from the curb to cover the unsightly bare ground.

3. Status of Neighborhood Watch Program — Mr. Muszynski said that he talked with Brian Deevers about the neighborhood watch program, but that has not seen or heard of any communications for others to join; nor has Mr. Deevers. During this discussion, it was understood that a letter about the need for and starting a Neighborhood Watch Program would be prepared so that it could be printed on the reverse side of the next President's Letter.

4. Picnic Table and Concrete Bench — The status of these items remains unresolved.

Manager's Report:

1. Status of delinquencies and violations

- a. Items at attorney 12. The Attorney has been sending delinquency letters with some positive response (i.e., some money has been received).

- b. Items for liens 3 liens applied in 2007; 0 in 2008

- c. Items needing a hearing 1
- d. Violations being or to be fined
- e. Long standing violations with regard to hearing and fines and liens
- f. Delinquent lots in name of banks and liens on same
- g. Sending Welcome Packs by certified mail with return receipt requested.

Subsequently, in the resulting discussion, it was evident that what is actually happening is a point of confusion.

h. ADAM's Newsletter ADAM is proposing a newsletter that will be sent to all of the Association (i.e., 353 owners) for \$0.25 for each item once a month. ADAM is proposing a trial (without cost) until January 1, 2009. Mr. Moyes noted that the Newsletter that the Association originally had languished and was ultimately discontinued. Ultimately, Mr. Moyes moved that the Board wishes to thank ADAM for their very generous offer for the proposed newsletter but that the Board will pass on the offer at this time. The motion was seconded by Mr. Rice and approved 3 - 0.

- 2. Status of Foreclosed Property on Laural Willow Drive Sold

ACC Committee Report Sarah Struthers

- 1. Not present.

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. Brown Law Group comments about "No Solicitations" Signs Mr. Connoy commented that the Brown Law Group had said that the Association could put up any sign it wished, but that getting the City to enforce any cites (on the sign) of statute or ordinance would probably be problematical.

Further discussion indicated the need for a separate working meeting of the Board to discuss signage, related costs, where to be placed, and who would install the signs, etc.

Mr. Moyes offered further opinion that if the Association installs solar lighting for the entrance monuments, the City may take notice. It was generally felt that this should be tabled for now.

2. Review & Approval of List of Work for Loose Litter/Debris Pick-up Position -- Not discussed.

New Business:

1. Revisions to Existing CC&Rs. Distribution of Proposed Amended and Restated Declarations for Board Review and further discussion, changes and/or acceptance at the October Board Meeting.
2. Mosquitoes Mr. Moyes moved that we ask Norm to propose a cost for throwing 2 mosquito dunks into each of our 6 drainage basins, and if the proposal comes in at below \$200, that the President be authorized to accept and sign the proposal. The motion was seconded by Mr. Rice and approved 3 - 0.

Adjournment:

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