

Sonoran Desert Willow Estates

Minutes – September 2009

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

Date & Time: September 21 6:15 p.m.

Board Meeting:

The Monthly Meeting called to Order at

Board Members:

Glenn Bohnke – President	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Tom Muszynski – Vice President	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Sarah Struthers – Treasurer	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Bob Rice – Secretary	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Ken Moyes – At Large	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent

Management Representatives:

Bill Maguire	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent
Mike Connoy	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent

Quorum:

All Board Members were present; therefore a quorum was established to conduct a meeting.

Minutes of July 2009 Meeting:

Minutes of the July 2009 Meeting were approved at the October 2009 Meeting.

Bob Rice motioned to not approve the minutes of the July 2009 Monthly Board Meeting until corrections have been made to the Delinquency Report. The motion was seconded by Tom Muszynki and approved by a vote of 5-0.

Homeowner Comments: (3 minutes per homeowner):

1. John Passerella spoke about his “experience” with the ARC approval process.

NO QUORUM FOR AUGUST 2009.

Treasurer's Report:

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

Assets:	Bank Operating Accounts	\$ 39,192.68
	Reserve Accounts	\$ 15,943.31
	Total Assets	\$ 55,135.99

Liabilities:	Prepaid Assessments	\$ 2,750.89
Reserves:	Reserve Fund	\$ 15,916.53
Equity:	Retained Earnings	\$ 26,046.59
Net Income (Loss)	Current Year	\$ 10,421.98
	Total Liabilities and Equity	\$ 55,135.99

Income:	Owner Assessments	\$ 8,932.15
	Late/Interest Fees	\$ 210.90
	Misc. Income	\$ 125.00
	Total Income	\$ 9,268.05
Expenses:	Fixed Expenses	\$ 0
	Water/Sewer	\$ 484.15
	Operating Expenses	\$ 343.50
	General Repair and Maintenance	\$ 0
	Landscape Expenses	\$ 6,240.73
	Management/Misc Fees	\$ 2,663.45
This amount included \$0 in property taxes	Total Expenses	\$ 9,731.83

2. Delinquencies Summary

	June 2009	July 2009	August 2009
Over 30 Days	\$ 0	\$ 11,222.30	\$ 0
Over 60 Days	\$ 0	\$ 0	\$ 2,904.20
Over 90 Days	\$ 3915.91	\$ 3,202.91	\$ 2,947.51
Total Delinquency Fees	\$ 3362.11	\$ 14,335.31	\$ 5,672.06

3. Reserve Fund

Currently \$395.00 is transferred on a monthly basis to the Reserve Fund.

Balance as of August, 31 2009: \$ 15,943.31

Approval of August 2009 Treasurer's Report:

During the October 2009 meeting the August 2009 Treasurer's Report was approved by Tom Muszynski and seconded by Ken Moyes.

Ken Moyes motioned to approve the Treasurer's Report. The motion was seconded by Tom Muszynski and approved by all. Ken Moyes motioned not to approve the Treasurer's Report until corrections are made to the Delinquencies Report.

President's Report:

1. Glen Bohnke reported a computer was sold to ADAM, LLC. 5 director's voted unanimously via email.

Secretary's Report:

1. No report given.
- 2.

Vice President's Report and Landscaping Report:

See attached report.

1. Ken Moyes motioned to approve the "securing" of 4 benches by JS Landscaping at a rate of \$340.00. Bob Rice seconded the motion. Sarah Struthers abstained.
2. Ken Moyes motioned to table the removal of Hackberry bushes by JS Landscaping and Horizons West. Tom Muszynski seconded. Motion was approved by all.
3. Bob Rice motioned to approve the installation of 8 yards of 3/4" rock at each park by JS Landscaping. Tom Muszynski seconded. Sarah Struthers and Ken Moyes abstained.
4. Ken Moyes motioned to table the installation of split rail fencing. Bob Rice seconded.

Manager's Report:

See attached report.

Deferred Business:

Old Business and Deferred Business:

Proposals: Trip hazards, concrete bench anchoring

New Business:

Graffiti removal throughout the community. Ken Moyes motioned to approve the removal of graffiti in the common areas not to exceed \$300.00 seconded by Tom Muszynski and approved 5-0.

Adjournment:

Tom Muszynski motioned to adjourn the meeting at 7:35 PM. The motion was seconded by Susan Struthers and approved by all.