

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: November 17, 2008, 6:30 PM

Executive Session

An Executive Session was convened at 6:00 PM relative to 3 parcels in violation of CC&R provisions. At the conclusion of the Session, the action to be taken as described and discussed during the meeting was moved by Mr. Moyes and seconded by Mr. Rice. The motion was approved 4 - 0 (the position of Treasurer being vacant).

Board Meeting

The Monthly Meeting called to Order at 6:36 PM

Board Members:

	<u>Position</u>	<u>Present</u>	<u>Absent</u>
Glenn Bohnke	President	X	
Tom Muszynski	Vice President	X	
Vacant	Treasurer		
Bob Rice	Secretary	X	
Ken Moyes	Acting Treasurer	X	

Management Representatives:

Bill Maguire			X
Mike Connoy		X	

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

Homeowner Comments (3 minutes per home owner)

1. Before the meeting could be started, a homeowner couple living on Dusky Willow reported that at about 5:30 Saturday morning (presumed to be November 15, 2008), occupants of an automobile fired 2 shots into the residence at 10486 E. Dusky Willow. The couple said that they called 911 and that it took the police about 25 minutes to respond. After discussion, Mr. Moyes said that: this incident should be related and discussed at the Rita Ranch Neighborhood Association (RRNA) Meeting to be held at 7:30 PM on Thursday, November 20, 2008, at Desert Sky Middle School. At that RRNA meeting, Deputy Chief Allen is expected to be available to respond to questions regarding law enforcement activities in the Rita Ranch area; along with someone from Councilwoman Scott's office.

2. Naomi Miller expressed concern with the way the occupants of a rental house, two houses away from hers, are parking. They are parking in the front yard of the property. During the discussion, Mr. Connoy said that he was aware of this situation and had pictures of the infractions.

3. Mr. Corey Kleveno (may be misspelled) expressed concern with automobiles speeding and with people parking on front yard gravel and on sidewalk areas off of the driveways. Mr. Moyes pointed out that speeding is a City law enforcement matter. (The speed limit within housing areas is set by state statute at 25 mph but enforcement is the province of the City of Tucson.) When asked about Speed Bumps, Mr. Moyes said that the HOA had obtained information about Speed Humps about 18 months ago in response to similar complaints, and that unless the City deemed speeding to become a safety issue, installation of Speed Humps would be assessed to the local residents. Concerning Parking on front yards off of driveways, Mr. Moyes explained that this is a violation of the CC&Rs and the HOA can take action against violators; however, parking on a sidewalk is a City issue and must be enforced by City police. The problem is that if the vehicle is moved, the violation is cleared and the City's ability to enforce against the violator is nullified. Mr. Bohnke suggested to those present that if they felt the Association's CC&Rs were being violated, they fill out a complaint form and send the form, along with dates, times, automobile license numbers and pictures, if possible, to Mr. Conroy our management company's representative so that he can send notices of violation to those offenders. Those present were reminded that Arizona State Law requires the person making a complaint, whether to the City or to our management company, to be identified to the person who is the subject of the complaint.

4. Another Owner living in the vicinity of Dusky Willow and Pacific Willow stated that ATVs were being operated unsafely and recklessly. Requests for City Police response appeared to be ignored. Again, this is the jurisdiction of the City of Tucson's Police Department.

5. With respect to concerns involving Arizona State Laws, those present were asked to contact their State Representatives and State Senator.

6. The subject of Neighborhood Watch was brought up. However, passed efforts to start a Neighborhood Watch have been unsuccessful.

Minutes of October 2008 Meeting

Mr. Moyes moved to approve the minutes of the October, 2008, Monthly Board Meeting. The motion was seconded by Mr. Muszynski, and approved by all.

Treasurer's Report:

1. Status of the Operating Accounts

Assets:	Bank Operating Accounts	\$29,560.62
	Reserve Accounts	<u>\$11,968.25</u>
	Total Assets	\$41,528.87
Liabilities:	Prepaid Assessments	\$ 3,012.39
Reserves:	Reserve Fund	\$11,966.53
Equity:	Retained Earnings	\$16,374.91
	Current Year Net Income (Loss)	<u>\$10,175.04</u>
	Total Liabilities and Equity	\$41,528.87

Income for the month totaled \$21,427.65; including, \$21,177.65 in owner assessments, and \$250.00 in late fees and interest.

Expenses for the month totaled of \$9,488.98. This amount included \$0.00 in property taxes, \$397.74 in irrigation water, \$4,659.66 in landscape maintenance costs, \$0.00 in landscape improvements, \$2,083.33 in management fees, and other miscellaneous costs.

2. Delinquencies Summary:

	September 2008	October 2008
Delinquent Fees, Total	\$6,031.35	\$8,574.35
Over 30 Days	\$0.00	\$4,167.00
Over 60 Days	\$520.00	\$0.00
Over 90 Days	\$5,511.35	\$4,407.35

3. Status of Reserve Fund Deposit Plan:

Currently, \$395 is transferred on a monthly basis to the Reserve Fund. For the month of October, the Year to Date contribution totals \$3,950.00, and the total value of the Reserve Fund is \$11,968.25.

Approval of Treasurer's Report:

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

President's Report:

1. The Budget Committee -- consisting entirely of Board Members in spite of requests for assistance from the Association Membership -- has met and has established a budget for calendar year 2009. The budget includes provisions for an increase in management fees of 5.0% and an increase in landscape maintenance fees of 3.0%. This results in an increase in the assessments to the Homeowner of 5.8% per year. This will increase the Quarterly Dues from \$85.00 per quarter to \$89.90 per quarter.

Secretary's Report:

1. Corrected and forwarded Minutes of September 2008 Monthly Board Meeting.
2. Prepared Draft Minutes for October 2008 Monthly Board Meeting.
3. Prepared Agenda for November, 2008, Monthly Board Meeting
4. Attended and participated in the Budget Working Group meetings (2).

Vice President's Report and Landscaping Report

1. Status of Neighborhood Watch Program -- The Board is still inviting participation. This is a program that is to be developed by Homeowner participation. The subject of Neighborhood Watch has arisen at least 3 times. The first occurred during 2005 and included a briefing to the HOA by a City of Tucson Police Resource Officer. Since then, the subject was raised in late 2007-early 2008, and the current inquiry arose in the summer of 2008. Letters requesting anyone interested in forming a Neighborhood Watch program resulted in no one stepping forward to lead the effort.

Manager's Report:

1. Status of delinquencies and violations
 - a. Items at attorney 19
 - b. Items for liens
 - c. Items needing a hearing 13 10 corrected, and 3 will be fined.
 - 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

ACC Committee Report Sarah Struthers

1. One outstanding request.

Deferred Business

Deferred Business	Deferred At Meeting	Deferred Until
Changes to By-Laws	February 2008	Changes to CC&Rs
Code of Ethics	April 2008	Changes to Bylaws

Old Business:

1. Working Meeting about Signs and Signage -- Results from Board Study Session: Tabled until 2009. From the prior discussions, it is evident that "No Trespassing" signs are needed for the Association common area along Valencia Road.
2. Review & Approval of List of Work for Loose Liter/Debris Pick-up Position -- Results from Board Study Session: This item was deferred until 2009.

However, one of the Homeowners present reported an increase in thrown trash from automobiles in the vicinity of Dusky Willow.

3. Revisions to Existing CC&Rs -- Proposed Amended and Restated Declarations for Board Review and further discussion, changes and/or acceptance distributed at the September and October Board Meetings. Action needed. Deferred to 2009.

4. Status of Fence along Coyote Willow Trail -- Follow up: Deferred .

New Business:

1. Present and approve a motion to adopt the 2009 budget -- Mr. Moyes summarized the proposal for a single position to empty common-area trash containers on a weekly basis and to pick up blown trash weekly. The Board proposes to purchase an electric golf cart and tools for the trash-pickup person to use. The equipment and tools will be paid for out of Association reserve funds.

Personnel costs of the position will not increase from that within the existing 2008 budget. Storage of the golf cart will be arranged with funds within the 2009 budget. The 2009 budget also includes funds for additional landscaping gravel, plant replacements, and provisions for unexpected sprinkler system repairs.

At Mr. Bohnke's request, Mr. Moyes moved to accept the proposed 2009 budget; including changes in Association Dues from \$85.00 to \$89.90 per quarter, management contractor costs, landscape contractor costs, the consolidation of trash container and trash pickup positions, and the purchase and storage of a golf cart and tools for the trash retrieval position to use. Mr. Muszynski seconded the motion, and it was approved 4 - 0.

2. Accept resignation of Karl Walton, Treasurer, from the Board of Directors. Motion to accept was made by Mr. Moyes, seconded by Mr. Muszynski, and approved 4 - 0. However, it was further moved, by Mr. Moyes, and seconded by Mr. Muszynski to not fill the Treasurer's position until after normal elections on December 15, 2008, and appointment of Board Members to Officer positions during the first meeting in January, 2009.

Adjournment:

At 7:40 PM, Mr. Muszynski moved to adjourn the meeting. The motion was seconded by Mr. Rice, and approved by all.