

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 21, 2008, 6:30 PM

Executive Session

1. Two Hearings were held.

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

Homeowner Comments (3 minutes per home owner)

1. Foreclosed property on Laural Willow Drive It was reported that the sign was down and there have been lights on in the house. Mr. Moyes asked if the property owner had been cited concerning the condition of the garage door; apparently one of the panels was bent. Mr. Connoy briefed on the history of the property leading to the foreclosure. Mr. Moyes said he felt that the "bank" should be responsible to ensure that the property does not become a "blight" on the community.

Minutes of March 2008 Meeting

Mr. Walton moved to approve the minutes of the March, 2008, Monthly Board Meeting. The motion was seconded by Mr. Moyes, and approved by a 4 - 0 vote; Mr. Musznyski being absent.

Treasurer's Report:

1. Status of the Operational Accounts:

a. Mr. Walton stated that headway was being made concerning delinquencies. Approximately 40% of the Members are paying well in advance of the due date, and that the delinquencies dropped almost \$3,700 from February to March. Some of the delinquencies shifted to being paid and some shifted to being older.

b. Collections are a little bit ahead of the budget schedule, and expenses are a little lower than budgeted. We are about \$1,800 over in assessments and about \$2,800 under in expenses.

c. On the delinquency report, Mr. Walton said he'd noticed that there were 3 accounts that looked like we should do something with them, but we haven't. Mr. Connoy said that those 3 account have been sent to the attorney and information concerning them was included in the Board package. He further said that if they need to be discussed, that discussion should be held in Executive Session.

d. Mr. Moyes raised the point that it appeared that 18 accounts should have been sent to the attorney but that it appeared that the attorney only reported on 8 accounts and did not report on 10. Mr. Connoy suggested that this was a subject for Executive Session or for informal discussion after the meeting. Mr. Connoy said that payments are being received in response to the delinquency letters that have been mail out.

2. Delinquencies Summary:

	February 2008	March 2008
Delinquent Fees, Total	\$10,502.15	\$6,705.35
Over 30 Days	\$5,035.40	\$480.00
Over 60 Days	\$50.00	\$2,384.40
Over 90 Days	\$4,706.75	\$3,840.95

3. Status of Reserve Fund Deposit Plan:

During the discussion, Mr. Moyes noted that -- on the Balance Sheet as of March 31, 2008 -- the total assets equaled \$ 31,201.33; which consisted of \$23,184.80 in operating funds and \$8,016.53 in reserves. It was also pointed out that under Liabilities, Reserve Funds totaled \$3,012.92, and that these figures do not match. Mr. Moyes suggested the need for a general ledger entry to increase the Liabilities, Reserve Funds, figure to match the Asset reserves. Mr. Walton agreed with this suggestion and to provide ADAM with an email, citing account numbers, requesting this "paper only" transaction. Subsequently, the discussion noted that at the beginning of the year a certain sum -- believed to be about \$395 per month -- was to be moved into the Reserve Fund, and that these transfers had not been accomplished yet. Movement of those funds into the Reserve Fund would bring the total nearly to \$10,000; i.e., the point where it would be worthwhile to acquire a CD. These discussions were then summarized into a motion by Mr. Moyes, seconded by Mr. Rice and approved by a 4 - 0 vote.

Approval of Treasurer's Report:

Mr. Moyes moved to approve the Treasurer's Report. The motion was seconded by Mr. Rice, and approved by a 4 - 0 vote; Mr. Musznyski being absent..

President's Report:

1. Mr. Bohnke indicated that he has received a significant number of emails concerning various issues, but the primary issue seems to be CC&R violations. The barking dog situation is improving in his area. Mr. Syverson related his experiences with the City of Tucson's mediation procedures. Mr. Rice indicated that he obtained some literature, while at the Home Show, from a dog trainer. Those brochures and cards are available if needed in the future.

Secretary's Report:

1. Prepared Corrected Minutes of February, 2008, Monthly Board Meeting.
2. Prepared Draft Minutes for March, 2008, Monthly Board Meeting.
3. Prepared Agenda for April, 2008, Monthly Board Meeting
4. Related the need for "No Solicitation" signs to be posted at the entrances of the community. This need was discussed with input from Board Members and from ADAM representatives present. This generated a suggestion for a "Neighborhood Watch" program.

Vice President's Report and Landscaping Report

The Vice President was absent, so his report was deferred. The discussion Items were to include:

1. Status of Tree Replacements along Carolina Willow:
2. Status of Pacific Willow at Meadow Willow Drainage Basin Work:
3. Recommendations for Spreading Crushed Rock at Drainage Basins (Proposal Item 2):

Manager's Report:

1. Status of delinquencies and violations
 - a. Items at attorney 13; more to follow
 - b. Items for liens A Brown-Law Group report. Mr. Bohnke suggested a need to simplify this report
 - c. Items needing a hearing 2 held tonight. Mr. Moyes asked about the leases that are not in compliance; shouldn't some of those come to a hearing status?
 - 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
2. Status of Lot 261 (7398 S Pacific Willow Drive) cleanup – Cleaned up, but not yet billed. The

Board had requested our landscape contractor to clean up the property; however, without a bill, the Association can not in turn assess the prior property owner. Too much of a delay will make reimbursement very complicated.

3. Discussion of Proactive Activities to Improve Collections -- No Discussion.

ACC Committee Report Sarah Struthers

1. 1 Outstanding Request: A shed.
(It was noted that the Design Guidelines concerning sheds had been changed in 2007.)
2. Mr. Bohnke mentioned the email request from an Owner to seal a driveway so that removal of oil spills will be accomplished easier. Discussion was favorable.

Deferred Business

Deferred Business	Deferred At Meeting	Deferred Until
Signs, Pet and Post No Advertisements	February 2008	3ed Quarter
Solar Light Purchase and Installation	February 2008	3ed Quarter
Changes to By-Laws	February 2008	Changes to CC&Rs
Code of Ethics	February 2008	April 2008 Meeting
Landscaping Proposal 2	March 2008	April 2008 Meeting

1. During the discussions related to the Treasurer's Report, above, a suggestion was made to address the purchase and installation of the "pet signs" and the "post no advertisements signs" at the May 2008 meeting; in addition, to consider a "No Solicitations" sign. It was agreed that the condition of the pipe guard rails, particularly at the intersection of Pacific Willow and Meadow Willow Trail, were deteriorating from the indiscriminant taping of yard sale and other signs.

Old Business:

1. Code of Ethics The discussion pointed to the need to discuss the Code of Ethics along with changes to the Bylaws and the CC&Rs, and that it may be possible to blend the Code of Ethics into the Bylaws. Mr. Bohnke said that he was rewriting the CC&Rs and that certain provisions of the CC&Rs should be moved to the Bylaws, which provides for the operations of the Board.

2. Landscaping Proposal 2 (See Vice President's Report, Item 3) -- No Discussion.

a. Concerning the proposal dated and received on April 21, 2008, to replace all sprinkler heads to effect a savings of water and an associated cost savings: after discussion, a motion was made by Mr. Moyes to accept the proposal; it was seconded and approved by the quorum.

3. "Post No Signs" Signs -- see above
4. Oil Stains -- see above.

New Business:

1. Asphalt Plant -- The installation of a asphalt plant southerly of Valencia Road near the westerly bank of the Pantano Wash was noted in a Sierra Club newsletter by Property Owner, Linda Miller. Mr. Moyes briefed his

investigations into this matter. During the briefing, it appears that the Sierra Club newsletter provided misinformation, the local manager of the Arizona Portland Cement Company stated they had no plans for an asphalt plant at that location, City of Tucson, State Land Department, and State Bureau of Mines had no knowledge of such a plant being located at the gravel pit site, and contacts with the Diamond Ventures Corp. managers alerted them to the Sierra Newsletter claim. In conclusion, it is doubtful that the asphalt plant will ever be installed at that location.

2. Stash House -- Extra police patrols are being made. The location of the house has not been determined.

3. Meeting Notifications -- The meeting schedule for the next 6 months shall be at 6:30 pm on the evening of the 3rd Monday of each month through November 2008.

Adjournment:

At 7:35PM, Mr. Bohnke moved to adjourn the meeting. The motion was seconded by Mr. Walton, and approved by all.