

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: May 19, 2008, 6:30 PM

Executive Session

1. One hearing was held.

Board Meeting

Monthly Meeting called to Order at 6:46 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. Mr. Ron Syverson commented that, with respect to the common areas, the landscaping company was not doing a real good job of keeping the trees trimmed off of the sidewalks. During the subsequent discussion, this appears to be a general issue throughout the subdivision. Mr. Moyes noted that the landscaping company had not moved the picnic tables or the bench and had not started the rock projects.

2. Mr. and Mrs. Don Estes introduced themselves as Jehovah's Witnesses and said that they had been told that the Association was going to post signs to prohibit door-to-door witnessing. Mr. Moyes responded that they had talked with him and that he had explained that the Association was exploring the posting of signs against solicitations and witnessing, that the Board had not yet vetted the posting and wording of signs with the Association's attorney. Mrs. Estes stated that they believed they had the legal right to practice their religion by going from door to door to introduce their religion to others and to share their religion with those that are receptive. The subsequent discussion confirmed that the the Board was still in preliminary stages of discussions about signs, what they would say, whether they would be legal, what the costs would be and then any further action would have to be approved by Board vote. Mr. Bohnke and Mr. Moyes confirmed that Association Members should be notified when such discussion and action would be on

the Board Agenda for consideration and vote.

3. Mr. Estes brought up the subject of traffic control along Pacific Willow and cited instances of hazards to children waiting on the school buses. Mr. Moyes responded that traffic control over our public streets is the purview of the City of Tucson. He said that the City has performed a car count on Pacific Willow so that any traffic increases caused by the Houghton Road Improvement Project can be measured. Then, if warranted, traffic control devices like speed humps can be installed to discouraged use of subdivision streets by outsiders that visit the businesses along Houghton Road. He also said that the Rita Ranch Neighborhood Association, of which Sonoran Desert Willow Estates is a part, is the group that liaisons with the City on traffic control matters, and complaints should be routed through the Neighborhood Association.

4. Mr. Syverson report seeing his first rattlesnake on Coyote Willow Trail, the east-west street on the extreme south side of the subdivision. Mr. Bohnke said that a warning for residents to be on the lookout for snakes would included in his letter to subdivision residents.

Minutes of April 2008 Meeting

Mr. Moyes moved to approve the minutes of the April, 2008, Monthly Board Meeting. The motion was seconded by Mr. Musznyski, and approved 4 - 0.

Treasurer's Report:

1. Status of the Operational Accounts

a. Year to date (April 30, 2008) actual income was \$44,337.10; whereas, the year to date budgeted income was to have been \$57,526.64 resulting in a variance of -\$13,189.54.

b. The aging of the accounts that are from 0 to over 90 days in arrears totals \$8,489.14, but this value is down from previous months; i.e., a "good thing".

c. Expenses year to date (April 30, 2008) was \$33,222.16; whereas, the year to date budgeted expenditures were expected to have been \$39,889.92; resulting in a variance of \$6,667.76 to the good. This positive variance in expenses helps alleviate the negative variance in income.

d. Total Assets equal \$35,506.38 as of April 30, 2008, with Reserve Funds of \$3,012.92 and Total Equity of \$32,493.46. It was noted that during May, an additional \$5,000 was moved (via a bookkeeping transaction) from the Equity accounts to the Reserve Fund accounts.

e. Overall, while income has lagged, the offsetting reduction in expenses has helped improve the position of the accounts of the Association as of April 30, 2008.

2. Delinquencies Summary (from the Report: Aged Owner Balances as of April 30, 2008)

	March 2008	April 2008
Less than 30 Days	\$6,705.35	\$4,579.40
Over 30 Days	\$480.00	\$0.00
Over 60 Days	\$2,384.40	\$360.00
Over 90 Days	\$3,840.95	\$3,549.74

Approval of Treasurer's Report:

Mr. Musznyski moved to approve the Treasurer's Report. The motion was seconded by Mr. Rice, and approved 4 - 0.

President's Report:

1. Mr. Bohnke said he has been working on proposed revisions to the Governing Documents to update, revise and remove references to the "developer" and to the "title company" that together developed the Sonoran Desert Willow Estates subdivision.
2. He said that he has been keeping up with the email traffic.

Secretary's Report:

1. Prepared Corrected Minutes of March, 2008, Monthly Board Meeting.
2. Prepared Draft Minutes for April, 2008, Monthly Board Meeting.
3. Prepared Agenda for May, 2008, Monthly Board Meeting
4. Accessed, printed and filed e-mail traffic relative to the operations of the Association.

Vice President's Report and Landscaping Report

1. Status of Tree Replacements along Carolina Willow -- The landscaper has received the Desert Museum Palo Verde trees that are to replace the "witches broom" infected trees, and he indicated he would start replacing trees on May 20th. In response to a question, Mr. Musznyski said he'd follow up with the landscaper to ensure that the irrigation system is adjusted to water the new trees.

2. Status of Pacific Willow at Meadow Willow Drainage Basin Work -- Also to be started on May 20th. Associated with that will be the relocation of the picnic tables and the concrete bench to spots designated by Board members.

3. Recommendations for Spreading Crushed Rock at Drainage Basins (Proposal Item 2) -- For the benefit of the visitors, Mr. Musznyski recapped the plans for landscaping improvements; including the relocation of the 2 picnic tables to the grassy common-area parks and the concrete bench to the school bus stop at Meadow Willow Trail and Pacific Willow Drive. He reported that the landscape contractor felt that his initial proposal might have been high by about \$1,000, and that all of Proposal Item 2 could be accomplished for an additional \$1,100. Mr. Moyes moved that we ask the landscaper to submit a new proposal for the landscaping work, and if the new proposal come in within the amount originally budgeted, we accept and sign the proposal without further action by the Board. The motion was seconded by Mr. Rice and approved 4 - 0.

4. Recommendations for a Neighborhood Watch Program -- Mr. Musznyski said that most of the information comes from the National Crime Prevention Council web site. Mr. Bohnke also said that the City of Tucson supports a Neighborhood Watch Program and will provide a person to meet with us to discuss how to set up a Program. The subject will be as topic in the President's letter and Mr. Musznyski said he would investigate the City web site and report at the next meeting. Mr. Moyes indicated that the Rita Ranch Neighborhood Association is preparing a position paper expressing opposition to a City plan to reduce police presence in our Sector (due to need to reduce expenses). The position paper is to be sent to the Mayor, Ward 4, the City Manager and the Chief of Police. However, the current economic environment makes it all the more important to consider and initiate some form of Neighborhood Watch. This subject will be revisited

at the next Board meeting, and will be mentioned in the next President's letter. Mr. Musznyski also distributed a Checklist for Starting a Neighborhood Watch Program.

5. Status of the sprinkler head replacement approved at the April meeting -- Done

6. Propose loose liter/debris pick-up responsibilities -- Mr. Syverson indicated that he was going to have to "back away" from this position because of certain financial limitations. Therefore, it will be necessary for the Board to seek his replacement. He recommended, however, that the Association acquire a good trash pick tool for use in the future. Mr. Moyes suggested that the 2009 budget include the purchase of a golf cart to be used by the trash pickup person and that the cart be stored in a National Self Storage locker. The cart and locker facilities will have to be supported by charging equipment, licensing, and liability insurance. Mr. Syverson said he routinely collected 2 to 3 35-gallon bags of trash on a weekly basis.

Mr. Musznyski agreed to prepare a list of work to be accomplished by this position for consideration by the Board at its next meeting.

Manager's Report:

1. Status of delinquencies and violations -- delinquencies have gone down.
 - a. Items at attorney -6 6
 - b. Items for liens –Not discussed.
 - c. Items needing a hearing –Not discussed.
 - d. Violations being or to be fined –A few that did not show up tonight.
 - e. Long standing violations with regard to hearing and fines and liens –Not discussed.
 - f. Delinquent lots in name of banks and liens on same Not discussed.
2. Status of Billing for Lot 261 (7398 S Pacific Willow Drive) cleanup – The landscaper told Mr. Connoy that "not to worry about it". Therefore, the item will be considered closed.
3. Status of Foreclosed Property on Laural Willow Drive -- Haven't heard. Will need to follow up.

ACC Committee Report – Sarah Struthers

1. Approved 1 request; and approved 1 solar panel.

Deferred Business

Deferred Business	Deferred At Meeting	Deferred Until
Signs, Pet and Post No Advertisements	April 2008	May 2008 Meeting
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
Landscaping Proposal 2	March 2008	May 2008 Meeting

Old Business:

1. Landscaping Proposal 2 (from Deferred Business) (See Vice President's Report, Item 3)
2. Signage -- "Post No Signs" Signs; "Clean up After Your Pets" Signs; "No Solicitation" Signs (from Deferred Business) --

Mr. Bohnke asked if ADAM had any information concerning the cost and availability of such signs. Mr. Conroy responded that he believed that a 16" x 20" sign mounted on a post would cost about \$20.00. Installation would probably be extra. During the subsequent discussion it became evident that the number and location for each type of sign as well as the cost for purchase and installation of each sign would need to be determined. Mr. Rice indicated he would check the Internet to try to locate a source of signs that could be considered by the Board. He also indicated he would check the City and County ordinances to determine the citations and other information relative to the installation and type of signs that might be available for the Board to install.

Mr. Bohnke asked that any information found be made available to the Board prior to the next Board meeting and that this subject be an agenda item for the next meeting.

With regard to the "Post No Signs" signs, the Board discussed whether it would be appropriate to attach such a sign to the pipe guard rails that are now unsightly and are continually being damaged by the tape used to post temporary "yard sale" and other similar signs by residents.

It was noted that the question concerning the posting of "No Solicitation" signs; i.e., the wording of the sign, was to be addressed by the Brown Law Group. A response has not yet been received.

3. Any new information on the Stash House --

There was no new information of a definitive nature that could be shared except that the matter was under investigation by undercover City Police. Attendees were cautioned avoid involvement with unusual traffic, etc.

New Business:

1. Mr. Moyes indicated that the website was being revised to include a page where residents could post yard sale and other notifications of general interest to the community. He also advised that residents could sign up to receive emails concerning informational notices. The details of this information was developed as a letter to be sent to all residents of the community. A copy of the proposed letter was provided to Mr. Bohnke by Mr. Rice.

2. The contract with the Brown Law Group to provide telephone consultation at \$50 per month was signed and dated (in duplicate with the second copy going to ADAM for record keeping) after a motion to accept the contract was made by Mr. Moyes, seconded by Mr. Musznyski and approved 4 - 0.

3. Mr. Syverson asked whether the Board offers assistance or special dispensation to the military families of the community from which a family member has been deployed away from Tucson for an extended time period. Mr. Moyes responded that the Board included such consideration in the Hearings and Fines Policy when that was approved. This Policy is on the web site. Assistance or relief from violations of the Governing Documents is available to families with special needs for the asking.

4. Mr. Musznyski distributed the current landscaping maintenance schedule.

Adjournment:

Mr. Musznyski moved to adjourn the meeting at 7:55 PM. The motion was seconded by Mr. Moyes, and approved 4 - 0.