

Sonoran Desert Willow Estates

Homeowners Association

Board of Directors Meeting
June 15, 2023, at 6:00 PM
Mica Mountain High School

Board members present were George Collaco, Linda MacGregor, and Denise Decker. Michael Gauvin and Jill Wells were not present. April Duran represented Platinum Management.

- I. **Call to Order:**
The meeting was called to order at 6:02 PM by President George Collaco
- II. **Verification of Quorum**
A quorum was verified with three of the five board members present.
- III. **Approval of Meeting Minutes**
The board meeting minutes from May 18, 2023, were reviewed. A motion was made, seconded, and unanimously passed to approve the meeting minutes as written.
(Collaco/MacGregor)
- IV. **Financial Report**
The financials from May 2023 were reviewed. Linda MacGregor gave a financial report. A motion was made, seconded, and unanimously passes to accept the financials from May 2023. (Decker/Collaco)
- V. **Management Report**
April Duran gave a report to the Board of Directors on duties performed.
- VI. **Old Business**
 - **Fine Policy Ratification** – A short conversation pursued on the revised fine policy. The fine policy was executed by George Collaco.
 - **Oleander Variance Lot 211** – April advised the board a variance was mailed via certified mail, but we have not received a signed copy returned.
 - **Air BnB/VRBO** – Discussion ensued on the lot and April advised the home in concern was in the closing process to be sold and the closing date was set for the beginning of July. George expressed great thanks to April and Platinum Management and everyone who helped for the help to get this situation under control.
 - **Apartment Complex (Atterbury Wash)** – George confirmed the contract for the apartment complex was abandoned.
 - **Parking Flyer** – George will create a parking flyer, print it and the board will distribute it.
- VII. **New Business**
 - **Existing Fines for Non-Compliance** - The board will be reviewing homeowner noncompliance fines and discuss how the board will proceed at the next board meeting. This is tabled.
 - **Sonoran Shade Tree** – Service reports from Sonoran Shade Tree will be on a monthly basis.

- **Sonoran Shade Tree Proposal Common Area** – A proposal was submitted to remove a large mesquite tree behind 10513 E Satiny Willow DR and repair the splitting wall caused by the roots. A motion was made to accept the proposal in the amount of \$3,180.00, the motion was seconded, all in favor, motion carries. (Collaco/Decker)
- **Sonoran Shade Tree Labor Proposal** – A proposal for labor cost and root removal was submitted for review. The job entails the removal of pavers in the backyard of 10497 E Sanity Willow Dr, due to roots from a common area tree root lifting the pavers, the root will be removed, and the pavers, artificial turf, and gravel will be reinstalled. A motion was made to accept the proposal in the amount of \$1,120.00, the motion was seconded, all in favor, motion carries. (Collaco/MacGregor)

VIII. Homeowner Forum

IX. Establishment of Next Meeting and Agenda Items

Board of Directors Meeting July 20, 2023, at 6:30 pm Mica Mountain High School

- Review of Collection Policy from Kathleen Buske

X. Adjournment

With no further business, the meeting was adjourned at 6:51 pm (Collaco/Gauvin)

Respectfully submitted

April Duran

Community Association Manager
For the Sonoran Desert Willow Estates Association