

Sonoran Desert Willow Estates

Homeowners Association

Board of Directors Meeting
March 16, 2023, at 6:00 PM
Mica Mountain High School

Board members present were George Collaco, Michael Gauvin, Linda MacGregor, Denise Decker, and Jill Wells were present. April Duran represented Platinum Management.

- I. Call to Order:**

The meeting was called to order at 6:00 PM by President George Collaco
- II. Verification of Quorum**

A quorum was verified with five of the five board members present.
- III. Approval of Meeting Minutes**

The minutes from January 19, 2023, board meeting were reviewed. A motion was made, seconded, and unanimously passed to approve the meeting minutes from January 19, 2023. (MacGregor/Decker)
- IV. Financial Report**

The financials from January – February 2023 were reviewed. Linda MacGregor gave a financial report. A motion was made, seconded, and unanimously passed to accept the financials from January – February 2023. (Collaco/ Decker)
- V. Management Report**

April Duran gave a report to the Board of Directors on duties performed.
- VI. Old Business**
 - **Apartment Complex Build** – George gave an update on the apartment complex build to the east of the community. George had reached out to the point of contact with the company and has not received any callback. A lawyer has been retained for the builder due to a petition regarding the new build. As of now, there is no other update on this.
 - **Architectural Committee** – A motion was made to keep the current Design Guidelines as written and added the ACC to meet in person to discuss approval/denials. If the committee cannot meet on a decision for any submission the board will meet on the day of board meetings to discuss. All ARC submissions will be approved every thirty (30) days, the motion was seconded and unanimously approved. (Decker/Collaco)
 - **Architectural Committee Nominations** – Jill Wells, Roger Stilpec, Linda MacGregor (Chair) motion was made to accept the slate of nominations as stated, seconded, and unanimously passed. (Decker/Collaco)
- VII. New Business**
- VIII. Copper Stone Landscaping Contract** – A brief overview of the contract and scope of work for the community was given by George Collaco. The goal is to reduce \$20,000.00 annually in maintenance costs.
- IX. Sonoran Shade Tree Landscaping** – The board has received a proposal for landscaping services, the proposal is \$4,975.00 a month. No motion was made to accept the proposal at the moment.

X. Common Area Wall Repair on Velvet Willow – A motion was made to retract \$5,000.00 from the post-emergent budget and apply the amount to the common area wall repairs. (Collaco/Decker) Another motion was made to accept the \$5,000.00 proposal from Sonoran Shade Tree the motion was seconded, and unanimously approved. **(Decker/Collaco)**

XI. Homeowner Forum

- How many more trees are estimated to be cut down
- Will homeowners be advised of new trees being planted (if any)
- What are other cost/projects of spending for Copper Stone for this year
- Can we possibly add basketball hoops/volleyball courts to parks
- There was an attempted break in to steal a vehicle
- Can City of Tucson enforce noise regulations

XII. Establishment of Next Meeting and Agenda Items

- Board of Directors Meeting April 20, 2023, at 6:00 pm Mica Mountain High School
- Tucson Park Authority

XIII. Adjournment

With no further business, the meeting was adjourned at 7:20 pm (Collaco/Gauvin)

Respectfully submitted

April Duran

Community Association Manager
For the Sonoran Desert Willow Estates Association