

# Sonoran Desert Willow Estates

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## Homeowners Association

Board of Directors Meeting  
January 19, 2023, at 6:00 PM  
Mica Mountain High School

Board members present were George Collaco, Michael Gauvin, Linda MacGregor, and Laurie Klein. Crystal Stone was absent. April Duran represented Platinum Management.

- I. Call to Order:**

The meeting was called to order at 6:01 PM by President George Collaco
- II. Verification of Quorum**

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

The minutes from November 15, 2022, board meeting were reviewed. A motion was made, seconded, and unanimously passed to approve the meeting minutes from November 15<sup>th</sup> board meeting. (Klein/Gauvin)
- IV. Financial Report**

April Duran gave stated the financial report from November – December 2022. Linda MacGregor gave a small financial report. A motion was made, seconded, and unanimously passed to accept the financials from November – December 2022. (MacGregor/Gauvin)
- V. Management Report**

April Duran gave a report to the Board of Directors on duties performed.
- VI. Old Business**
  - **Sidewalk Repairs/Grinding** – George gave an update on the sidewalk repairs; we are still pending a couple of estimates. George has interviewed potential companies to work with. George and Linda will be meeting with Sonoran Shade Tree for a proposal on repairs.
  - **Common Area** – A motion was made to approve \$500.00 for solar light repairs the motion was seconded and unanimously passed (MacGregor/Gauvin)
- VII. New Business**
  - **Fine Policy** – George touched on the current fine policy for the community and stated he would like to rewrite the policy. A motion was made to cancel the current fine policy, suspend fines until the new policy is in effect, and rewrite a new fine policy for the community. The motion was seconded and unanimously approved (Klein/MacGregor)
  - **Architectural Committee** – Linda and George talked about the current concern with the committee not being harmonious. Michael made a motion to dissolve to current ARC, and the motion was seconded and unanimously approved (MacGregor/Klein) George made an amendment to Michael's motion to add a 30-minute meeting every month before the monthly board meeting, the motion was seconded, and unanimously approved. (MacGregor/Klein)
  - **Annual Meeting** – A motion was made to approve gift cards for the annual meeting in the amounts of \$100.00, \$75.00, and \$50.00. (MacGregor/Gauvin)

- **Rezoning** - The board touched base on the R-3 rezoning by the wash area. George is in touch with Ward 4 regarding communication with the community/homeowners.
- **Pre-Emergent** – Additional cost for pre-emergent in the amount of \$4,200 was proposed to include additional areas. A motion was made to approve the proposal from Copper Stone Landscaping in the amount of \$4, 200, the motion was seconded, and unanimously approved. (Gauvin/MacGregor)

**VIII. Homeowner Forum**

- Lot 133 – There are still stumps that need to be taken care of (Willow Busic Street)
- Lot 316 – Yellow caution paint for raised cement areas is a great temporary fix but a long-term solution needs to be done.
- Lot 289 – Park Sprinklers need to be fixed.

**IX. Establishment of Next Meeting**

Annual Meeting – February 16<sup>th</sup>, 2023, 6 pm Mica Mountain High School

**X. Adjournment**

With no further business, the meeting was adjourned at 7:22 pm (Klein/Gauvin)

Respectfully submitted.

*April Duran*

Community Association Manager  
For the Sonoran Desert Willow Estates Association