

**SONORAN DESERT WILLOW ESTATES**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**November 19, 2018**

**Call to Order:** The meeting was called to order at 6:00 p.m. A quorum is present.

**Roll Call:**      **Board of Directors:**    Ron Syverson, Present (present)  
   Ted Kastrinos, Vice President (present)  
   Ignacio Jimenez, Secretary (present)  
   Sean Flynn, Member at Large (present)  
   Paul Linares, Member at Large (present via email)

**Homeowners:**            Carole Osborn, Vern Robello, and Jerry Robello

**Property Manager:**    Bill Maguire, Adam LLC

**Manager's Report:**

- 42 violation letters mailed.
- 1 homeowner has been taken to Small Claims Court for HOA dues violation.

**Meeting Minutes:** Approval of the October 15, 2018 meeting minutes.

**A motion is made and seconded (Ron/Ignacio) to approve the October 15, 2018 minutes as written. Three in favor, one opposed. Motion passes.**

**Financial Report:** Approval of the October 15, 2018 financial report.

**A motion is made and seconded (Ron/Ted) to approve the financial report for October 15, 2018. Three in favor, one opposed. Motion passes.**

**New Business:**

- Discussion about the 2019 amended Budget.

**A motion is made and seconded (Ron/Ignacio) to approve the 2019 amended Budget. All in favor. Motion passes.**

- Discussion about improvements to the basin at the intersection of Silky Willow and Satiny Willow by Complete Landscaping. This is the smallest basin in the community. The quote from Complete Landscaping for the improvements is \$2,390.59. Further discussion about future improvements to other basins in the community will be based on the results of this project.

**A motion is made and seconded (Ron/Ted) to approve the quote from Complete Landscaping in the amount of \$2,390.59. All in favor. Motion passes.**

- Discussion about Christmas Holiday Home Decoration Contest. Flyer to be drafted by Ignacio and submitted to Bill at Adam LLC to be included with the mailing of the 2019 first quarter dues. Dates for judging will be December 22 and 23 and announcement of winners will be no later than January 4, 2019.

- Discussion about Military Appreciation for Exterior Landscaping Program. Ignacio will prepare a draft of the qualification requirements for the Board to review at the January Board Meeting. The draft will be reviewed for approval in Executive Session.

**Architectural Request Committee (ARC):**

- Board members reminded about 72-hour approval deadline.

**Old Business:**

- Solar: Vern suggested we add information about adding solar to your home. His suggestion was to make sure you have a thorough inspection of the roof before installing the solar.
- Homeowners should hire a contractor with an ROC license to do the roof inspection and make sure you get all information in writing before starting the solar installation process.
- City of Tucson will replace the broken cement on Pacific Willow basin sidewalk. Replacement date to be determined.
- Missing fence on Coyote Willow: This project continues to be on hold.
- Discussion about blue and green exterior lights in support of our Police and Military. This project continues to be on hold.

**Open Forum: (three minutes per person)**

- Discussion about improvements to the basins in the community.
- Ignacio to send an email to the homeowner who attended the October HOA meeting to determine if he had any resolution or additional issues. This type of closure will hopefully provide homeowners the feeling that their HOA is concerned about the community.

**Next Meeting:** Next meeting is December 17, 2018, or as the Association business requires.

**Adjournment:**

**There being no further items or business, a motion is made and seconded (Ron/Sean) to adjourn the meeting. All in favor. Motion passes. Meeting adjourned at 7:41 p.m.**

**Executive Session:**

- Business to be conducted in confidential setting and not open for public knowledge.