

SONORAN DESERT WILLOW ESTATES HOMEOWNERS ASSOCIATION

P.O. BOX 14198 | TUCSON, AZ 85732 | PHONE: (520) 623-2324 | FAX: (520) 722-5039

BOARD OF DIRECTORS MEETING

THURSDAY, JULY 18TH, 2024, AT 6:30PM

MICA MOUNTAIN HIGH SCHOOL

10800 E VALENCIA RD

TUCSON, AZ 85747

MEETING MINUTES

I. CALL TO ORDER & VERIFICATION OF QUORUM

- a. *The meeting was called to order at 6:30 PM by SDWE HOA President George Collaco.*
- b. *Quorum was established with all members of the Board of Directors present.*
 - i. *Present in person: George Collaco, Denise Decker, Micheal Gauvin, Jill Wells, & Linda MacGregor*

II. APPROVAL OF MEETING MINUTES

- a. **JUNE 20TH, 2024 BOARD OF DIRECTORS' MEETING MINUTES**
 - i. *A motion was made to accept minutes as written. Motion was seconded. (Collaco/Gauvin)*
 1. *No discussion/questions.*
 - ii. *All in favor. Motion carries.*
- b. **JUNE 20TH BOARD OF DIRECTORS EXECUTIVE SESSION MEETING MINUTES**
 - i. *A motion was made to accept minutes as written. Motion was seconded. (Gauvin/Wells)*
 1. *No discussion/questions.*
 - ii. *All in favor. Motion carries.*

III. FINANCIAL REPORT

- a. **JUNE 2024 FINANCIALS**
 - i. *Linda MacGregor gave a report on the financials for the community.*
 1. *Financials will be available to homeowners to view on the website*
 - ii. *A motion was made to accept the financials as presented. Motion was seconded (Collaco/Decker)*
 - iii. *All in favor. Motion carries.*

IV. MANAGEMENT REPORT

- i. *Lyndsie Heck, Platinum Management presented a report on managerial occurrences.*

V. OLD BUSINESS

a. LANDSCAPING MAINTENANCE

- i. *The Board reviewed landscaping maintenance contract proposals from four potential vendors, and a proposed revision to the current maintenance contract from Sonoran Shade Tree.*
 1. *Discussion tabled pending further review of the proposals. Board to consider action in writing for cancellation of current contract and selection of new contract*

VI. NEW BUSINESS

a. BASIN STUDY

- i. *The Board was informed that the Association is due for a Basin study per CCRs. PMI/Lyndsie to gain proposals for the Board.*
 1. *PMI to research when the last basin study was completed.*

b. DESIGN GUIDELINES AMENDMENTS/REDRAFT

i. PROVISION REGARDING GARAGE DOORS

1. *The Board discussed the provision in the Design Guidelines requiring garage doors to be painted the same color as the main body of the house.*
2. *A motion was made to leave decisions of variance from the provision up to the Board. The motion was seconded. (Collaco, MacGregor)*
3. *All in favor. Motion carries.*

c. DUES INCREASE

- i. *Discussion regarding the likelihood of a dues increase was brought to the floor (Collaco)*

1. *All budgets and finances will continue to be posted on the website for members to review.*
 2. *PMI will increase management fees by 5% January 1st, 2025.*
- ii. *A motion to table a further discussion regarding the likelihood of a dues increase pending possible operations cost increases (Collaco, Jill).*

d. **AS BROUGHT FORTH**

i. **Parking**

1. *Parking issues will continue to be referred to Tucson City Park. The Board discussed taking the mandatory vote required by the AZ State Statute on whether to enforce parking provisions or not in tandem with the Annual Meeting in 2025.*

VII. **HOMEOWNER FORUM**

- a. *With Board decisions concluded regarding Association Business, and the floor was open to homeowners in attendance.*
 - i. *Homeowners were advised that the Board may not discuss open collections or personal matters involving individual owners.*

VIII. **CONFIRMATION OF NEXT MEETING DATE & TIME**

- a. **THURSDAY, AUGUST 15TH, 2024 AT 6:30PM**
 - i. *Meeting time and date was confirmed by the Board*

IX. **ADJOURNMENT**

- a. *With no further business to be discussed, the meeting was adjourned at 7:31 PM*

SUBMITTED FOR APPROVAL BY:

Lyndsie Heck

**LYNDSIE HECK, CMCA
PLATINUM MANAGEMENT
ASSOCIATION MANAGER
ON BEHALF OF THE SONORAN DESERT WILLOW ESTATE HOA**