

Sonoran Desert Willow Estates

Homeowners Association

Board of Directors Meeting
August 17th, 2023, at 6:30 PM
Mica Mountain High School

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

- I. **Call to Order:**
The meeting was called to order at 6:30 PM by President George Collaco

- II. **Verification of Quorum**
A quorum was verified with all five board members present.

- III. **Approval of Meeting Minutes**
The board meeting minutes from July 20, 2023, were reviewed. A motion was made, seconded, and unanimously passed to approve the meeting minutes as written.
(Collaco/Wells)

- IV. **Financial Report**
The financials from July 2023 were reviewed. Jasmin Perez gave the financial report. A motion was made, seconded, and unanimously passes to accept the financials from June 2023. (Collaco/MacGregor)

- V. **Management Report**
Fatima Boubion gave a report to the Board of Directors on duties performed.

- VI. **Old Business**
 - **Collection Policy Update** –The board tabled this to the Executive Session
 - **Common Area Wall Damages** –The board was able to get bids from CL Norvelle and they were reviewed for wall repairs in common areas. Francisco from Sonoran Shade Tree did not rebid for the wall repairs in common areas. The board motioned to approve CL Norvelle to do the wall repairs. Collaco motioned to approve, Decker seconded, Wells abstained, in favor 4 to 0.
 - **Sonoran Shade Tree** – Francisco will schedule to redo the wall that was repaired back in March 2023. He agreed to go back and do it right as the block does not match existing and blocks are not leveled properly.
 - **Website** – ADA Federal Regulation will be tabled.
 - **Parking flyers** – The board discussed again about the flyers, since they were not delivered in July. The board still needed volunteers and the new date to deliver flyers is Saturday August 26th. Meet everyone at around 7:30 am.

- VII. **New Business**

- **Staff** - Joselyne Chavez Assistant Manager no longer with Platinum. April informed the board to send all emails, that usually went to Joselyne, to Fatima Boubion. April informed the board that she already requested the website to be updated with new contact information.
- **ARC Request Form** – The board brought to Platinum’s attention that the ARC form still has old contact information and should be updated. The board discussed the ARC being submitted by a homeowner after the fact that there is no language saying that if it is not approved the homeowner might refuse to undo what they did. Jasmin told them that they should not feel obligated to approve and they can deny it. There would be legal steps to have it undone if the homeowner refuses. Jasmin also encouraged the board to discuss with the attorney.

VIII. Homeowner Forum

- **ARC form** – One homeowner brought the ARC form regarding the language in it. Again, Jasmin encouraged the board to discuss with the attorney.

IX. Establishment of Next Meeting and Agenda Items

Board of Directors Meeting September 21st, 2023, at 6:30 pm Mica Mountain High School

X. Adjournment

With no further business, the meeting was adjourned at 6:53 pm (Wells/Collaco)

Respectfully submitted.

Fatima Boubion, April Duran & Jasmin Perez

Community Association Managers
For the Sonoran Desert Willow Estates Association