

**TUCSON MOUNTAIN SANCTUARY
REGULAR BOARD MEETING MINUTES
JANUARY 16, 2007**

Directors Present:

Christine Klein, President
Kenny White, Vice President
Shirley Shumway, Treasurer/Secretary
Richard Meyer, Member
Bob Ross, Member

Present for Management:

John Osselaer

President Christine Klein opened the meeting at 6:05 p.m. A quorum of the Directors was present.

FINANCIAL REPORT:

Shirley Shumway reviewed the financial condition including the delinquency picture for the Association. Shirley concluded that the Association was under budget for the year allowing the Association to install speed bumps on Western Way. Christine affirmed the progress of Association's frugality and complimented all contributors to this effort.

MANAGEMENT REPORT:

John Osselaer present the management report that included:

1. Managements ability to accept credit card payments
2. Continued difficulty with web-site company
3. Estimates were provided for pre-emergent weed control for the common areas
4. Violations of ARC guidelines will be pursued.
5. Other violations have actually reduced.
6. Lastly, back-flow prevention devices have been tested throughout the community.

OLD BUSINESS:

Christine mentioned that the next newsletter should include clarifying language regarding fountains to be included in the next newsletter. Christine will provide this to Shirley.

The Board discussed parameters regarding the community fine policy (in particular repeat offenders). It was suggested by John Osselaer after consulting with the Association's attorney that a fine may be double for a repeat offender. It was also recommended a per diem charge for a violation until such time as the violation was corrected. Further review of the fine policy will take place at upcoming meetings.

A discussion about renters and problems relating to renters ensued. Christine clarified the policy notwithstanding all responsibility lies with the owner of the home. The Board confirmed that Matt Osselaer had posted the "No Trespassing" signs.

COMMITTEE REPORTS:

Common Area Committee

Richard Meyer present the report for the Common Area Committee. Richard mentioned the awards for the best holiday decorations and best home appearance were present and to the homeowners. Owners who received the award were very pleased with being acknowledged.

Richard reminded everyone in attendance of the 3rd Annual Community Clean-Up this Saturday, January 20, 2007. Please rendezvous in the common area park nearest to your home. Jim and Diane Hinds have again generously offered their home afterwards for food and refreshments.

Shirley and Carl Shumway recently attended a seminar regarding Bufflegrass removal. Bufflegrass is a non-indigenous grass that propagates quickly and can affect the Sonoran desert and should be removed.

All terrain vehicles (ATV's) are continuing to be a problem for the community. ATV's have recently caused damage at Desert Lantern, Western Way and Sarasota.

ARC Committee:

Judson reported that activity for the ARC was reduced due to the holidays and weather but he made mention that two submissions were handled professionally by two homeowners.

Neighborhood Advisory Committee:

Bob Ross reported the approval process for the contractor who is involved in building the WalMart would likely be further delayed as the prior road infrastructure alignment which is required prior to building the project is significantly behind schedule. This results in the actual construction of the WalMart to be postponed. Christine reported that the contractors for WalMart will likely step in and offer money and assistance to speed up their project.

NEW BUSINESS:

Christine Klein nominated Kathy Talcot to the Board of Directors to replace the position recently vacated by John Sparks. The motion was approved, seconded and passed unanimously.

Calvary Church (the meeting location) requested a one-year renewal of our meeting room. The church request a donation only for the use of their facility. A motion was made to accept the one-year term, seconded and passed unanimously.

The ARC presented extensive guidelines regarding the use of solar collectors. These guidelines are not intended to usurp state or federal guidelines merely to clarify the position of the Association.

A motion was made to approve the 2007 budget as presented. The motion was seconded and passed unanimously.

A motion was made to approve the meeting notification signs. The cost of these signs will not exceed \$100.00. The motion was seconded and passed unanimously.

A "Thank You" was extended to John Hinds for volunteering to build the signs.

Lastly, minutes for the November 2006 meeting were approved without changes. There was no December meeting for 2006 due to the lack of quorum.

The next meeting is scheduled for February 20, 2007 at 6:00 p.m. at the Calvary Church.