

TUCSON MOUNTAIN SANCTUARY
REGULAR BOARD MEETING MINUTES
FEBRUARY 20, 2007

Directors Present:

Kenneth White, Vice President
Shirley Shumway, Secretary/Treasurer
Richard Meyer, Member
Kathy Talcott, Member

Present for Management:

Absent

Vice President Kenneth White called the meeting to order at 6:05 p.m. A quorum of the Directors was present.

Minutes of January 16, 2007 were approved.

FINANCIAL REPORT:

Shirley Shumway reported the balances and expenses for each account and the amount of the delinquencies. She explained that delinquencies are higher this month due to the billing just issued for the first quarter dues.

MANAGEMENT REPORT:

Kenneth White read the February 2007 Management Report that was supplied in the Board package.

- Neighborhood cleanup produced less trash than 2006 but the large quantity of trash collected was still disappointing.
- Two mattresses and two box springs were removed and taken to the land fill.
- Backflow valve on Double Echo froze resulting in repair costs. Now covered with insulated blanket.
- TMS website is available but is still missing some information.
- Ocotillos on Western Way were examined and dead ones removed.
- Excessive ATV activity within the community is troubling some homeowners on Twilight Echo and Desert Promenade. Signs have been requested and also request for an additional Fido Station on Desert Promenade.
- March newsletter is ready to go to print.

Old Business:

- 1) Christine has not supplied clarifying language regarding fountains for the Newsletter.
- 2) Fines for offenders and repeat offenders will be discussed in future Executive sessions. Consensus was that the amount of the fines should be increased.

COMMITTEE REPORTS:

Common Area Committee:

Richard Meyer reported there was a good cleanup with less trash than previous years. There was not as good a turnout of the homeowners in the Richmond area but more in other areas.

ATV's are continuing to be a problem.

ARC Committee:

Requests are being handled promptly. One request received on day of meeting is still in process of review (Thunder Chorus). Shirley Shumway advised the new Solar regulations will be included in the March Newsletter.

Neighborhood Advisory Committee:

No input as Bob Ross was absent.

NEW BUSINESS:

- a) The request from several homeowners for signs reading "No Motorized Vehicles in Common Areas" from Twilight Echo and Desert Promenade was discussed extensively. Shirley Shumway explained the initial reason the CAC wanted to make the signs as

unobtrusive as possible was so the Sanctuary wouldn't look like an "unfriendly, policed" area but still get the point across that some activities were not allowed. Also, the "No Trespassing" sign encompasses all types of infringement on the area and includes ATV's even though the signs do not specifically say anything about "vehicles". Consensus was to not change or add more signs. One homeowner did state she thought the present signs were too small.

b) No one felt there was a requirement for another Fido Station on Desert Promenade as there is already one on the next street over. If people are walking there dogs, most would make a loop and would pass by a Fido Station within a block.

c) Shirley Shumway told the audience what the plans were for future Newsletters and asked if there were any items of concern that the attending homeowners would like covered in future Newsletters. The following items were raised:

- Parking on graveled portions of landscaping
- Outdoor porch and garage lights too bright (No more than 60 watts allowed)
- Sweeping stones off sidewalks and homeowners responsibility
- Motorized vehicles in unauthorized areas
 - ATV's in common areas
 - Parking vehicles in areas other than driveways
 - Parking on sidewalks

Everyone present liked the plans for future Newsletters.

d) Kathy Talcott reported she was unable to find the time for the meetings on the website even though she looked in several areas. She felt site was not easy to navigate.

e) Fido Stations are not being emptied in a timely manner. Some have not been emptied for two weeks and are full. GardenWest Landscapers need to be reminded these need emptying on a regular weekly basis. This will be come more of an issue during the summer.

Next meeting is scheduled for March 20, 2007 at Calvary Church at 6 pm.

Meeting adjourned at 6:50 p.m.