

**Tucson Mountain Sanctuary
REGULAR BOARD MEETING MINUTES
MARCH 20, 2007**

Directors Present:

Christine Klein, President
Kenneth White, Vice President
Shirley Shumway, Secretary/Treasurer
Richard Meyer, Member
Kathy Talcott, Member
Robert Ross, Absent

Present for Management
Absent

The meeting was called to order at 6:08pm by the President, Christine Klein. A quorum of the Directors was present.

Minutes of the February 20, 2007 meeting were approved.

Financial Report:

Shirley Shumway reported income, expenses, delinquencies and balances in accounts. She explained there was a rather large legal bill due to collection costs.

Management Report:

Christine Klein read the management report provided by Osselaer in the board package.

- Two shed issues have been resolved.
- Larger boulders placed at Desert Lantern to deter ATV traffic
- Increased violations in community (basically weeds, overgrown trees, etc.)
- Website contract has expired – HOA Board ruling pending
- March newsletter sent to homeowners

Old Business:

a) Fido stations were again discussed as Ken White felt the parks should have them. Shirley explained the CAC reasoning for not placing them there. (Disease, flies near picnic tables, would be filled with other than dog refuse and expense).

b) Sidewalk is not finished in the USHomes/Lennar area near the park. A lady has fallen because the sidewalk on Midnight Chorus has a drop of 1" between sections and she caught her shoe and fell.

c) Graffiti was discussed again as some has appeared in the area again. (Wall at 3240 S. Prism Sky and on No Trespassing sign in the Richmond area.)

COMMITTEE REPORTS:

Common Area Committee:

Richard Meyer reported the wood from the dead trees on Prism Sky has been removed. Diane Hinds has resigned from the committee so we are looking for new members again as this leaves only three active committee members.

ARC Committee:

Judson Adams requested input from the board regarding palm trees being allowed. A homeowner asked how much time is allowed from the date of approval to completion of the project. Christine Klein reported there is 45 days and if more time is needed the homeowner should apply for an extension.

Neighborhood Advisory Committee:

It would appear TMS has been left out of the loop again! There have been two more meetings and no one was informed so our representative could attend. Christine stated she would contact them and see why TMS was excluded.

NEW BUSINESS:

a) Due to ongoing problems with the present website developer, the fact our contract has expired and the quoted charges, Christine moved that Matt Osselaer/Management obtain three quotes for new website developers and present to the quotes to the board at the next meeting. Seconded by Shirley.

b) Shirley presented a bill for the new signs and materials for the posters, etc. The previous amount to be advanced for this project was \$100 for the signs. The new total includes materials for the poster paper, laminating, etc. for \$157.85. Shirley moved that Diane Hinds be reimbursed for the total of \$157.85 which was seconded by Christine.

c) Community Safety Day - Safe Kids Day is being held April 28, 2007 from 10:00 am to 2:00 pm by the Drexel Heights Fire District and is free to everyone. The goal is to provide free safety information and to inform the community about injury prevention. Shirley presented details she had received from the Fire District regarding this event.

d) The street sweepers were at TMS about two weeks ago without authorization.

Homeowners Concerns:

- Phone calls not returned
- Problems with reaching Matt Osselaer by email
- Homeowners billing not correct
- Cost of mailing bills that have a credit

It was noted cars and houses have been broken into in Tucson Mountain Sanctuary. Also, a strange older man has been giving homeowners notices of violations. No one knew who he was as he is not part of Osselaer Management. A method of alerting TMS homeowners was discussed so homeowners are more vigilant. All homeowners MUST call 9-1-1 when they observe anything that raises their suspicions. If this is not done, the police have no way of knowing what is going on in our neighborhoods.

It was noted the new signs are obviously working well as there were 20-25 homeowners at this meeting.

Meeting adjourned at 7:34 pm.