

TUCSON MOUNTAIN SANCTUARY
REGULAR BOARD MEETING MINUTES
April 17, 2007

- A. Meeting called to order at 6:00pm
 - a. Board members present
 - i. Christine Klein, Ken White, Shirley Shumway, Richard Meyer, Kathy Talcott

- B. Quorum was present to conduct an official meeting.

- C. Meeting minutes were approved for March regular session (motion Christine, 2nd Shirley).

- D. Treasurer's report approved
 - a. John Osselaer discussed possibly suing people that are excessively delinquent. This requires a small claims court action. Threshold for suing will be decided at a later date.
 - b. Motion by Christine to put a notice in newsletter about suing homeowners in small claims court.

- E. Management report
 - a. Graffiti in Lennar/US homes area was discussed. Pima county graffiti removal program no longer covers graffiti in HOA's.
 - b. Watering times in common areas have been adjusted for hotter months.
 - c. Asphalt at end of Desert Lantern, dead shrubbery at end of Desert Echo, and debris behind 3593 Desert Echo has all been handled.
 - d. Pre-emergent weed spray was also brought up. Motion by Christine to use least expensive company from previous management report and get weeds sprayed at appropriate time. (2nd Richard)
 - e. Web design quotes were discussed.

- F. Old Business
 - a. Community safety kids day (April 28) provided by Drexel Heights fire department will be at the Safeway on Cardinal and Valencia. It is free for everyone.
 - b. Website contract with Engraft has expired and a new company will be redesigning and taking over the site.
 - c. Street sweepers swept on the wrong day.

- G. Committees
 - 1. Common Area
 - a. Asphalt and other debris has been removed.
 - b. Trees at end of Desert Lantern and Desert Cache are stressed and need water.

- c. Boulders have been placed at the end of Desert Lantern to stop off-road vehicles and seem to be working. Richard has priced out barricades if the boulders don't work.
- d. Committee will probably no longer have monthly meetings.

2. ARC

- a. Only one new request that hadn't been gone over through email.
- b. 10 new requests this month and one resubmit concerning a change to a locking mailbox.

3. Neighborhood Advisory

- a. No new information.
- b. There was a meeting about the Wal-mart that TMS wasn't invited to.
- c. Christine hasn't received any emails with updates since about August of last year.

H. New Business

- a. Homeowner has complained about trees in common areas not being trimmed and areas at end of roads are not kept up enough.
- b. TMS website discussed. Maybe offer Fortune Web Solutions \$300 a month. Motion made by Kathy to not spend more than \$2500 for a year, including the web design and maintenance. (2nd Shirley)

I. Next board meeting

- a. May 15, 2007 @ 6:00pm at Calvary Church

J. Meeting adjourned at 7:20pm