

TUCSON MOUNTAIN SANCTUARY
Regular Board Meeting Minutes
July 17, 2007

- A. Meeting called to order at 6:01pm by Brad Yant
 - a. Board members present
 - i. Brad Yant, Ken White, Shirley Shumway, Richard Meyer, Laura-Jane Estrella, and John Maple
 - b. Osselaer Management representative: Matt Osselaer
 - c. Roll Call:
 - 1. B. Wysocki and C. Crewell (384)
 - 2. Margaret McCawn (449)
 - 3. Mary Ann and Mike Merriss (223)
 - 4. Jan Kelly (308)
 - 5. John Hinds (387)
 - 6. Judson Adams (451)
 - 7. Christine Klein (054)
 - 8. Rich and Diane Fallacaro (305)
 - 9. John and Johnda Mahlberg (347)
 - 10. Lauren Harmon (from Supervisor Bronson's office)
 - 11. Charlene Bowring (?)
 - 12. Gus Estrella (49)
 - 13. Paul T. Thurson (068)

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

- C. May minutes approved (motion by John, 2nd Brad)

- D. Treasurer's report approved
 - a. Association budget was discussed.
 - b. Delinquencies were reviewed.

- E. Management Report
 - a. Completion of new website was discussed.
 - b. The trash behind the homes along Desert Motif has been removed.
 - c. Two irrigation problems that have been fixed were mentioned (end of Western Way and the end of Desert Cache and Desert Lantern)
 - d. Discussed the increase in needless violations. Asked homeowners to report things to management.

- F. Old Business
 - a. Lauren Harmon attended from supervisor Bronson's office to hear concerns of all homeowners.
 - 1. John Maple mentioned that he would like to see blue Botts Dots throughout the neighborhood marking all the hydrants.

2. The need for “No Thru Street” and/or “Stop”/”Yield” signs was expressed by many people.
3. Christine mentioned that there isn’t a 25mph sign when you turn on to Western Way from Kinney. She also said we need all the community streets looked at and not just the ones certain people think are the worst.
4. Someone asked that there be a continuous turn lane along Kinney
5. It was asked if it would be possible to have “No Parking” signs along select roads that are narrow to keep people from parking on both sides.

G. Committees

a. Common Area

1. Committee didn’t meet in July
2. Richard Meyer mentioned that several metal railings throughout the community need to be painted. Asked board for \$75 to pay for paint and supplies so he could do the work.
3. Motion made by John to approve the \$75 request for paint and supplies (2nd by Kenny)
4. Laura-Jane asked if the irrigation needs to be checked more often. I told her that I personally check it enough that it probably isn’t something the association should pay someone else to do.
5. Someone mentioned that the street sweepers are coming out without giving notice. Management needs to notify them of the need for notification.

b. ARC

1. Judson reported that the new website is helping the committee because all necessary guidelines and plant lists are available.
2. There were only 3 new requests discussed at the meeting showing how well the email is working.
3. Announced that there is a new alternate named Virginia Cuevas.

c. NAC

1. John Maple reported that the meetings are in Tucson Estates, anyone can attend but cannot asked questions. Any questions need to be filled out on the appropriate form and submitted to the NAC committee.
2. Both the contractor and the county report that the project is on schedule.
3. There is a noise study currently going on. The report should be available soon.
4. Concerns can be emailed to district3@pima.gov
5. At the NAC meeting the question was asked: Is Wal-Mart really coming? The answer is yes, they’ve purchased the land.
6. Will there be any power outages during the construction? The contractor reported that there shouldn’t be any.

7. Some people want to know if there will be any dust problems. It was reported that there will be ample water trucks keeping the dust down in order to avoid citations from DEQ.

H. New Business

- a. A homeowner asked if we can have contractor recommendations on the TMS website.
 1. No, it isn't a good idea because if the work isn't done to the homeowner's satisfaction they will look to the association for explanation. Homeowners need to find their own contractors.
- b. Brad mentioned that he would like to see the prohibited plant list changed to encourage individuality in the community.
 1. The prohibited list was taken from the county and was written into the CC & R's. Therefore, if the county list changes, the list will change in the CC & R's. If homeowner's would like to see changes, they need to put in requests with the county.

I. Meeting adjourned at 7:23pm

- a. Motion by John (2nd Brad)