

**TUCSON MOUNTAIN SANCTUARY**  
Regular Board Meeting Minutes  
August 21, 2007

- A. Meeting called to order at 5:59pm 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. Anna Clary (506)
    - 2. John and Johnda Mahlberg (347)
    - 3. Mary Ann and Mike Merriss (223)
    - 4. Dan and Kathy Richards (352)
    - 5. John Hinds (378)
    - 6. Judson Adams (451)
    - 7. Christine Klein (054)
    - 8. Rich and Diane Fallacaro (305)
    - 9. Benji Welton (216)
    - 10. Carl Shumway (193)
    - 11. Jan Kelly (308)
    - 12. Gus Estrella (49)
    - 13. Darlene and Joe Castaneida (?)
    - 14. Debra King (20)
    - 15. James Hoke (21)
    - 16. Kyle and Alice Sweet (30)
  
- B. Quorum was present to conduct an official meeting.
  
- C. July minutes approved as amended (motion by Brad, 2<sup>nd</sup> John)
  
- D. Treasurer's report approved
  - a. Association budget was discussed.
  - b. Delinquencies were reviewed: Shirley reported there are 4 lots in bankruptcy which is really driving the amount up. Also, the legal fees are significantly increasing the delinquent amount as well.
  
- E. Management Report
  - a. New website is up and running smoothly.
  - b. Area along Western Way has washed out again and management will get estimates for a repair.
  - c. Irrigation repairs have been checked and are all working well. (end of Western Way and the end of Desert Cache and Desert Lantern)
  - d. By request from ARC committee, management has put together a contingency follow up form that will be available on the website.

## F. Old Business

- a. Lauren Harmon from supervisor Bronson's office has been replaced by Kiki.
- b. John Maple mentioned Tucson water will install Botts Dots in all applicable locations. Work is in progress (motion to close issue by Brad, 2<sup>nd</sup> Richard)
- c. Denise and Carol from the Department of Transportation attended meeting. They reported the following:
  1. No outlet signs will be placed on the streets off of Echo Crossing
  2. Studies show there is no need for further controls (stop signs) at Twilight Echo/Echo Crossing intersection. This area has been studied in '04, '05, '06, and '07
  3. Speed studies were conducted throughout the KB area. They found that there was speeding at the South end of Western Way.
  4. Flex posts will be installed to the sides of the speed humps.
  5. Recent study showed that the Echo Crossing/Western Way intersection doesn't warrant any further controls (such as three way stop)
  6. Reported the status of the sidewalk to Kinney needs to be checked.
  7. Streets cannot be marked with no parking signs because it restricts everyone.
  8. Speed limit along Kinney will not be decreased.
  9. Center turn lane along Kinney needs to be researched further
- d. Board mentioned that other areas besides KB also need to be looked at by the department of transportation.
  1. Representatives told everyone to call 740-2601 for traffic complaints and 740-6410 for community relations.

## G. Committees

- a. Common Area
  1. Committee didn't meet in August.
  2. Richard reported that the paint for the railings has been ordered and they will be painted when it cools off.
  3. It was reported that weeds in all the common areas are being addressed as quickly as possible and the irrigation in all areas is working well.
  4. It was mentioned that the street sweepers are coming out on their schedule. Instead, they need to be notified when to sweep.
- b. ARC
  1. Judson discussed the amount of requests for August (12 total).
  2. Lot with fake evergreens was also brought up:
    - a. Management reported that the evergreens were allegedly added to the original form but never added to lot file by previous manager.
    - b. Jud said all his records show they were not approved.

- c. Board decided to push issue to next executive session.
- c. NAC
  1. September newsletter will have contact # and a new website.
  2. Committee did not meet in August
  3. Environmental impact study report is not yet available but should be in the near future.
  4. Noise study stands as is. There will be less noise from the rubberized asphalt. Also mentioned was the fact that there will not be a sound wall.

#### H. New Business

- a. Erosion issue on Western Way needs to be repaired.
  1. Management will get estimates for next meeting.
- b. Scope of the NAC committee was discussed.
  1. The DRC committee is separate from the NAC committee. The NAC only pertains to the Mountain Vista shopping center.
  2. At recent meeting Laura-Jane attended as TMS rep. She was expected to speak for all associations. She abstained from doing so and only spoke for TMS.
  3. New community involving the DRC will be partly residential and partly commercial.
- c. Laura-Jane proposed a new committee titled the Community Growth and Development Committee. Scope of committee is as follows:
  1. New shopping center that involves the DRC will not match the Mt. Vista center at all. It is late stages of planning and Sharon Bronson's office should be notified of the need for changes.
  2. Will deal with all new projects around TMS.
  3. Will watch new developments and notify community of any meetings.
  4. The committee will create a network with other associations around TMS.
  5. John mentioned that he does not want this new committee to represent other association's interest, only TMS.
  6. Motion made to form committee by Laura-Jane, 2<sup>nd</sup> by Richard. (John opposed and Shirley abstained)
- d. Proposal of Safety Committee will be postponed until the next meeting. (motion Brad, 2<sup>nd</sup> Kenny)
- e. New budget will also be discussed at next meeting (motion Brad, 2<sup>nd</sup> John)

#### I. Meeting adjourned at 7:33pm

- a. Motion by Brad (2<sup>nd</sup> John)