

TUCSON MOUNTAIN SANCTUARY
Regular Board Meeting Minutes
October 16, 2007

- A. Meeting called to order at 6:00pm by Brad Yant
 - a. Board members present
 - i. Brad Yant, Ken White, Shirley Shumway, Laura-Jane Estrella, and John Maple
 - b. Osselaer Management representative: Matt Osselaer
 - c. Roll Call:
 - 1. Mary Ann and Mike Merriss (223)
 - 2. Judson Adams (451)
 - 3. Carl Shumway (193)
 - 4. Gus Estrella (49)
 - 5. Keri Silvyn (Lewis and Roca)
 - 6. Bob Lutgendorf (Pima county public works)
 - 7. Kiki Navarro (Pima county board of supervisors)
 - 8. John Hinds (378)
 - 9. Kelly Yates (13)

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

- C. September minutes approved as amended (motion by John, 2nd Brad)
 - a. Changes made under NAC as well as the Sheriff's number.

- D. Treasurer's report approved
 - a. Association budget was discussed.
 - b. Delinquencies were reviewed (3 bankruptcies and 2 trustee sales)
 - c. The new CD was discussed: 4.5% rate, allows for 2 withdrawals during the term of the CD. Amount in account is \$15,000.
 - d. Check that was sent to Laura-Jane to reimburse her for copies was approved.

- E. Management Report
 - a. It was reported that the Board and management are working on an addendum to the Garden West landscape contract.
 - b. Rick's Yard Works was supposed to begin work on the erosion problem; however, he is having difficulty getting the 12 tons of rock delivered. Work should more than likely be finished by the end of October.
 - c. Management reported that violations are on the decline again. During peak monsoon season there was usually an average of 150 violations per inspection. That number has dropped to below 100.
 - d. It was also reported that the Board has decided to clean up those yards that are out of hand. There will be a total of 10 yards cleaned up if the homeowners don't comply within 14 days of the notice.

F. Old Business

- a. Kiki Navarro from county board of supervisors along with Bob Lutgendorf from county public works, and Keri Silvyn from Lewis and Roca.
 1. Brad asked about the areas outside of KB that haven't been addressed by DOT. Kiki said DOT is looking into it but not every road will receive a 'no outlet' sign.
 2. Kiki let everyone know that Deb Miller will be taking her spot from now on and will attend meetings every other month.
 3. Those in attendance posed questions about the work that is currently going on along Kinney. Bob reported crews are digging small holes to locate any underground utilities before major construction begins. He also mentioned that the gas company is also doing some work that is separate from the Walmart project.
 4. Bob let everyone know that debris will be cleaned out of the right-of-way when the road is widened. He also said that some plants will be tagged for relocation.
 5. Ken reported to Kiki the area just past the RV park on Western Way where people are dumping debris on county land. Kiki said she will look into getting the debris removed.
 6. One homeowner expressed concerns about people driving motorized vehicles behind the homes on Western Way. Kiki said she can look into possible things the county can do.
- b. Representatives from county department of transportation were not at the meeting.

G. Committees

- a. Common Area
 1. Committee did not meet this month because they now meet on a quarterly basis only.
 2. Richard reported that he has started painting the railings. The first rail painted in on Double Echo. The color is tanner than the previous color and the paint is a little difficult to spread.
- b. ARC
 1. Judson discussed the amount of requests for September (2 total).
 2. One of the requests was from lot 340 in response to the Board's requests at the executive session.
- c. NAC
 1. Committee is currently dormant because the environmental report has been submitted.
 2. Any homeowner comments need to be addressed at the upcoming meeting on November 13th.
 3. CGD committee

- a. Laura-Jane reported that the minutes are now available from the recent DRC meeting for El Portal Dorato shopping center.
- b. She said concerns have been voiced with regard to the paint colors chosen for the buildings.
- c. She also said Christine Klein has sent letters to property managers of other associations in the area.

H. New Business

- a. One homeowner reported that the new posts installed next to the speed humps are being knocked over. She even witnessed kids burning one of the posts outside her house. She asked Kiki if there are any alternatives such as moving the present metal reflective posts inward. Kiki said she would look into it.
- b. Master list of events/Master schedule
 1. Laura-Jane reported that the association has a lot going on and a master list will keep meeting times under control and make sure all items are addressed. It should increase organization.
 2. Motion by Laura-Jane to make a master list of events for the meetings and a master schedule. (2nd Brad)
- c. Issues log creation
 1. Laura-Jane mentioned she also would like to create a log of issues that have been put on the back burner and have been forgotten. This log will keep issues from being forgotten.
 2. Motion by Laura-Jane to create an issues log to track issues (2nd Brad)

I. Meeting adjourned at 6:50pm

- a. Motion by Brad (2nd John)