

TUCSON MOUNTAIN SANCTUARY
Regular Board Meeting Minutes
December 18, 2007

- A. Meeting called to order at 6:00pm by Ken White
 - a. Board members present
 - i. Ken White, Richard Meyer, Shirley Shumway, Laura-Jane Estrella, and John Maple
 - b. Osselaer Management representative: Matt Osselaer
 - c. Roll Call:
 - 1. Christine Creasy-Klein (54)
 - 2. Judson Adams (451)
 - 3. Carl Shumway (193)
 - 4. Gus Estrella (49)
 - 5. Deb Miller (Supervisor Bronson's office)
 - 6. Chris Kleparek (?)
 - 7. Diane White (177)
 - 8. Jean Meyer (351)

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

- C. November minutes were approved (motion by Ken, 2nd John)
 - a. John asked management to find out how many of the homeowners whose yards were cleaned up have paid and to put the issue on the action item list

- D. Treasurer's report approved
 - a. Delinquencies were reviewed

- E. Management Report
 - a. Management reported a section of fence had been knocked down at the Western Way park. The section is still down because the board has been thinking about options for replacing the fence.
 - b. With a lot of help from Brad, there was a new street sweeping company hired, United Site Services.
 - c. Mark Reece is working on the audit and the tax return has been finished.
 - d. Accurate Backflow has completed the backflow tests for all 12 locations and submitted the paperwork to Tucson Water.

- F. Old Business
 - a. Deb Miller from Supervisor Bronson's office
 - 1. Botts Dots
 - a. Deb reported that John has been given a number for a department head he can contact regarding the dots. John said he would be in contact this week.
 - 2. Street sweeping by county during Kinney road construction

- a. Deb said she can look into whether or not that is a possibility and will keep us posted.
 3. Debris along Western Way near RV park
 - a. Deb was shown the area on the map and given photos Brad supplied. She said she will look into it and determine if the county is responsible and if so will have it cleaned up.
 4. Stagnant pools
 - a. Management asked on Brad's behalf if there is anyone else besides the Health Department that people can contact about the issue.
 - b. Management supplied the address of the home that currently has the stagnant pool and Deb said she would handle it herself.
 5. Buffle grass issues on Kinney
 - a. Jean Meyer reported that she witnessed someone chopping buffle grass on Kinney between Desert Cache and Desert Lantern.
 - b. Deb mentioned the county does not currently have any portion of its budget allocated for buffle grass removal. However, she said she would try to determine who was doing the work and inform them that it needs to be removed by the roots.
- b. 2008 budget
1. Motion made by Ken (2nd John) to approve the original budget that did not include the increase in dues.

G. Committees

- a. Common Area
 1. The committee did meet this month (next meeting will be in March).
 2. Richard reported that a third railing has been painted and he has enough paint for one more small railing.
 3. The committee discussed the 4th annual community clean up scheduled for Saturday, January 26, 2008 from 9-11am. Information will be in the newsletter and there will be a pot luck afterwards at the Hinds.
 4. Richard also reported his buffle grass survey is almost done. He said he would like to wait to organize a clean up until after the Kinney road construction because a lot of it will be addressed during that time.
 5. They also spoke about the split rail fences in the parks that are deteriorating.
 - a. The committee would like to get some ideas for alternatives and then get estimates

- b. ARC
 1. Judson discussed the amount of requests for October (9 total).
 2. He also mentioned there was a couple requests for items (rain gutters and tree removal) that don't require approval.
- c. NAC
 1. John reported the next NAC meeting will be sometime in the Spring but the date has not been announced.
 2. County Board of Supervisors approved the construction project on November 13th.
 3. CG&D committee
 - a. Christine reported the email alert system has been established with Tucson Estates. The system will alert TMS and other surrounding communities about future developments in the area should some communities not receive proper notification.
 - b. Ken asked Deb what is going on in the lot to the right of the Dollar Store along Kinney. Deb said she would look into it and get back to us.
 - c. Christine said her work on the CG&DC is done and is passing it off to Laura-Jane.
 - d. Laura-Jane made a motion to let the committee go dormant until it is needed again (2nd John).

H. New Business

- a. Homeowner reported unknown people have been hanging out in the Western Way park at night and vandalizing homes in the area.
 1. Christine mentioned that maybe the ramada in the park should receive some lighting to deter suspicious activity.
 2. The homeowner said he had reported it to the Sheriff's Dept. and Deb said she would again as well.
 3. Shirley said she would check with an active neighborhood watch member on Western Way to see what she could find out.
- b. Association dues increase
 1. Christine pointed out that an important area of the CC&R's was overlooked and the increase was not decided on early enough in 2007.
 2. John made a motion to approve the original budget without the increase in dues and that the proposal for the dues increase is null and void until 2009. (2nd Laura-Jane)
- c. Organization of another garage sale by Diane Hinds
 1. The sale is scheduled for March 15th and Diane is asking for some money to put together fliers.
 2. Motion by Shirley to not allow the expense to exceed \$30. (2nd Laura-Jane)

I. Meeting adjourned at 6:25pm (motion John, 2nd Ken)