

## TUCSON MOUNTAIN SANCTUARY

### Regular Board Meeting Minutes

January 15, 2008

- A. Meeting called to order at 6:00pm by Brad Yant
  - a. Board members present
    - i. Brad Yant, Ken White, Richard Meyer, Shirley Shumway, Laura-Jane Estrella, and John Maple
  - b. Osselaer Management representative: Matt Osselaer
  - c. Roll Call:
    - 1. Mary Ann Merriss (223)
    - 2. Judson Adams (451)
    - 3. Carl Shumway (193)
    - 4. Gus Estrella (49)
    - 5. Richard and Shirley Meons (554)
    - 6. John Kasztelan (155)
    - 7. C. A. Buack (?)
    - 8. Cyd Porter (?)
    - 9. Dan and Kathy Richards (?)
  
- B. Quorum was present to conduct an official meeting.
  
- C. December minutes were approved (motion by Brad, 2<sup>nd</sup> Ken)
  
- D. Treasurer's report approved
  - a. Delinquencies were reviewed
  
- E. Management Report
  - a. Violations are still quite minimal and there were no hearings in January.
  - b. United Site Services is the new street sweeping company and has replaced Sunstate Sweeping. Their first sweep was in December.
  - c. Mark Reece said there should be no problem getting the audit and tax return finished by mid February. He was also given the go ahead to do the 2007 tax return.
  - d. The following are responses from Deb Miller to questions asked in Dec.:
    - 1. County will not do street sweeping during the construction.
    - 2. County does not have a buffle grass program.
    - 3. El Portal Dorado development has been approved.
    - 4. The area on Western Way that had excess debris is apparently owner by the RV park even though it is outside their fence.
    - 5. Vacant lot next to the Family Dollar will be a self storage.

## F. Old Business

### a. Botts Dots

1. John reported that he hasn't really gotten anywhere. It's reverted back to being Tucson Water's responsibility.
2. Drexel Heights fire says they don't need the dots because the trucks are equipped with GPS locators.

### b. Western Way vandalism

1. Board asked management to contact attorney to see if it would be okay to post signs in the park showing it was closed after 10pm.

### c. Motion by John to approve the regular session action item list (2<sup>nd</sup> Brad).

## G. Committees

### a. Common Area

1. Richard discussed the Jan. 26 community clean up from 9-11 am followed by a pot luck at noon at the Hinds.
2. Richard reported that a third railing has been painted and he has enough paint for one more small railing. After the last railing is painted he will wait to see how the paint holds up over the next year.

### b. ARC

1. Judson mentioned that the contingency follow-up form isn't working and homeowners don't like it.
2. Management put a new clause on the ARC form that should allow for the contingency follow-up form to be eliminated and the committee approved the change.

### c. NAC

1. Nothing to report at this time because there hasn't been a meeting.
  - a. CG & DC is dormant.

## H. New Business

- a. Motion was made by Shirley to have the books audited every other year and/or at the change of management. (2<sup>nd</sup> Brad)

## I. Other business

- a. Reflector pipes on Western Way and Echo Crossing need inspection as many are damaged or missing.
- b. Questions about delinquencies were answered when the basic collections process was explained.
- c. A question was asked about someone who has been selling merchandise near the Bopp/Kinney Road intersection, it was determined that the location is not on TMS property.

- d. Laura-Jane asked about getting past road issues out to Pima county and got approval to do so.
- e. Need to check old ARC records about one property that has a drainage problem because of modification(s) an owner made to their back yard, Brad mentioned a french drain could solve the problem?

J. Meeting adjourned at 6:37pm (motion Brad, 2<sup>nd</sup> Ken)