

TUCSON MOUNTAIN SANCTUARY

Regular Board Meeting Minutes

February 19, 2008

- A. Meeting called to order at 6:02pm by Ken White
 - a. Board members present
 - i. Ken White, 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)

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

- C. January 2008 minutes were approved as amended (motion by John, 2nd Shirley)

- D. Treasurer's report
 - a. Unavailable for discussion due to the software conversion

- E. Management Report
 - a. A Garden West irrigation tech. inspected the timers, valves, and emitters around the commons and only found 2 timers at the end of Desert Promenade with low battery indicators flashing.
 - b. The community clean up had poor homeowner turn out. However, about 40 bags and some larger items were picked up by Garden West.
 - c. Some homeowners have also reported some problem areas in the commons since the clean up. There are reports of brush, construction debris, and one for graffiti.
 - d. At the board's request, management is sending the desired version of the landscape contract out for more bids. Three more companies will bid and Garden West will also re-bid the new version.

- F. Old Business
 - a. Audit/Tax return
 - 1. Management reported that the 2006 tax return has been finished and mailed to Tucson for Brad's signature.
 - 2. The audit is nearing completion as well. New audit standards/guidelines are slowing the process somewhat.
 - b. County inspector/DOT meeting about road conditions/concerns
 - 1. Laura-Jane and management met with Deb and 3 other individuals regarding various concerns.

2. The unaccepted roads were noted and are in the process of being approved. Deb should receive notification by the end of February/beginning of March.

G. Committees

a. Common Area

1. Did not meet. Next meeting is in March.

b. ARC

1. Judson reported that there were 7 actionable items at the February meeting.
2. The lot that submitted for the parking pad was approved with contingencies. The other homeowner that had submitted a similar request was contacted and approved with similar contingencies.

c. NAC

1. John had nothing to report because he has not received any notification about the next meeting.
2. The South 40 area received some questions. John explained the buildings will be used as construction offices until work is complete. The area will then be restored to natural desert; however, the county could sell the land once it has been restored to its natural state.
 - a. CG & DC is dormant.

H. New Business

a. Neighborhood Watch (KB area)

1. Shirley has retired and Laura-Jane has taken over in the KB area. There will be a sign-up meeting sometime in April.

b. Set up for Board elections in May

1. There will be information in the upcoming newsletter and the board decided on the following dates:
 - a. The notices to submit bios will be mailed on March 15
 - b. The bios must be returned by April 1 in order to receive consideration.
 - c. Ballots with bios attached will be mailed on April 15
 - d. Ballots must be returned no later than May 7
 - e. Annual meeting will be held May 20, 2008 @ 6:00pm

I. Other business

- a. John reported his concern about a vehicle on Western Way being parked with a trailer attached (concerned it is being used for commercial purposes). Management reported being aware of the problem and would contact the owner.

- b. There was discussion about the annual report and Shirley confirmed it has been done and is available.

J. Meeting adjourned at 6:40pm (motion Shirley, 2nd John)