

TUCSON MOUNTAIN SANCTUARY
Regular Board Meeting Minutes
March 18, 2008

- A. Meeting called to order at 6:00pm 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. Lois Gorto (366)
 - 4. Gus Estrella (49)
 - 5. James and Sharon Rains (?)
 - 6. Cydney Porter (346)

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

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

- D. Treasurer's report
 - a. There was discussion about the people who pay a year in advance or are on auto pay still receive statements. This needs to stop.
 - b. Lois Gorto also brought up the various fees people pay when a home closes. The main question involved how much if any goes to the association.

- E. Management Report
 - a. Landscape contract is out for bids and management is waiting to receive them all.
 - b. The unapproved roads were inspected Feb. 6th and will go before the BOS on March 18th. DOT is also aware of the broken/missing flex posts and will be replacing them soon.
 - c. The Sheriff's Dept. recently brought out a radar trailer but it was malfunctioning. Once repaired it will be placed along Western Way.
 - d. Management has repaired a minor irrigation leak at the end of Desert Cache and also discovered the timer is faulty.
 - e. Management has had the tree branches and other debris at the end of Twilight Echo removed by Garden West and the graffiti at the end of Sun Splash and on the Western Way park been have been removed.
 - f. The process for the annual meeting has also been started by management. The notices along with the nomination forms were mailed March 13th.

- F. Old Business
 - a. Audit/Tax return

1. Management reported Mark is held up with the March 17th tax deadline for corporations.
2. The 2006 tax return has been mailed.

G. Committees

- a. Common Area
 1. Nothing to report except that it is getting too hot to paint any more railings around the community.
- b. ARC
 1. Judson reported that there were 12 requests discussed at the meeting and 2 of them were for work that had already been done.
- c. NAC
 1. There was discussion about the South 40 area. John explained the buildings were more than likely leveled because asbestos was found.
 - a. CG & DC is dormant.

H. New Business

- a. Several homeowners asked about the tow trucks parking on Kinney
 1. They were informed that they do belong to people living in TMS but are parked on county property.
- b. Solar light and signs at Western Way park
 1. Cyd Porter will be having a homeowner meeting to discuss activity in the park.
 2. Management was asked to get prices for a solar light. Brad has a contact with a solar company and should be able to get a reasonable deal.
 3. Management was also asked to get pricing for signs (motion by Laura-Jane, 2nd Ken) with the following two phrases:
 - a. This park is property of the TMS HOA.
 - b. It opens at dawn and closes at dusk.
- c. Street sweeping schedule
 1. Weather permitting the decision was made to have United sweep in the first week of April.
 2. Special attention is needed in the Lennar area.

I. Other business

- a. Homeowners asked about the meeting at Tucson Estates in February. Management and the board said we could discuss it with Deb Miller at the April General Meeting.
- b. A homeowner asked that the association re-run the mention in the newsletter about not overflowing your trashcans or leaving them next to the flex posts.

J. Meeting adjourned at 6:52pm (motion Shirley, 2nd John)