

## TUCSON MOUNTAIN SANCTUARY

### Regular Board Meeting Minutes

June 17, 2008

- A. Meeting called to order at 6:00pm by Ken White
- a. Board members present
    - i. Ken White, Shirley Shumway, Laura-Jane Estrella, John Maple
  - b. Osselaer Management representative: Matt Osselaer
  - c. Roll Call:
    - 1. Hope and Alan Green (200)
    - 2. Judson Adams (451)
    - 3. Lois Gorto (366)
    - 4. Gus Estrella (49)
    - 5. Dick and Jean Meyer (351)
    - 6. Deb Miller (District 3)
    - 7. Maria Murrieta (111)
    - 8. C.A. Black (242)
    - 9. Carl Shumway (193)
    - 10. Alan Young (6)
    - 11. Delina Creasy (416)
- B. Quorum was present to conduct an official meeting.
- C. April 2008 minutes were approved (motion by John, 2<sup>nd</sup> Shirley)
- a. John asked about the radar trailer and Deb said she would look into it.
- D. Treasurer's report reviewed
- a. Association is in the red this month.
  - b. Two checks need to be marked as void on the financials. Info to be obtained from Shirley.
- E. Management Report
- a. The new Garden West contract has been implemented and everything is running smoothly.
  - b. There was another DOT inspection of the road conditions and all TMS streets will now be swept twice a year by DOT.
  - c. The audit is complete and we have received a draft until Brad signs the representation letter.
  - d. All irrigation timers have been adjusted for summer.
  - e. The dead saguaro at the end of Desert Echo was removed because it presented too much of a liability.
  - f. There were reports of dumping at the end of Twilight Echo again. Management approached the homeowners who appear to be responsible, they admitted doing it, and will be cleaning it up.

- g. KV decision has not been made. Management will be getting a quote from a planning and zoning attorney to review the info.

#### F. Old Business

- a. Vote on park signs
  1. \$30-\$48 per sign including post and depending on materials
  2. Sign size 12"x 18"
  3. Few dollars extra to include 'No Trespassing' verbiage. This would make lettering quite small.
  4. 24"x 18" size could be used at a cost of \$10-\$20 more per sign.
  5. Motion made by John to hold off on the issue until October 2008 and revisit it then (2<sup>nd</sup> L-J).

#### G. Committees

- a. Common Area
  1. Committee is receiving reports from Garden West
  2. Richard is still identifying buffle grass problem spots on the large laminated map.
  3. The request for more fido stations is on hold for now.
  4. Committee discussed plant additions in parks when the fences are removed.
- b. ARC
  1. Judson reported that there were 11 requests over the past month and that people are still submitting after doing the work.
  2. He requested that a reminder be put in the next newsletter to keep people from starting work before submitting.
- c. NAC
  1. There have not been any meetings nor has there been notification of any upcoming meetings.
    - a. CG & DC is dormant.

#### H. New Business

- a. Deb Miller from supervisor Bronson's office
  1. Deteriorating streets in Lennar area.
    - a. An estimate of \$7,700 was given to repair the roads and Supervisor Bronson is advocating on TMS' behalf and is confident we will get the funding.
  2. Flex post locations near mailboxes.
    - a. DOT will not relocate the flex posts. The mailboxes are what would need to be relocated.
    - b. Postal carrier said it is not a problem and the decision was made to leave everything be.
  3. Wal-Mart construction
    - a. Should be finished sometime in 2010.

- b. Road construction has to finish before building construction can start.
    - 4. Tow truck parking along Kinney
      - a. Question was asked if the trucks are in violation of any county sign ordinances.
      - b. Deb nor management could remember what the county told us but it couldn't have been good because nothing was done based on it.
    - b. Boulder request at end of Twilight Echo to block ATV traffic
      - 1. Prices were discussed and a homeowner asked for boulders at the end of Desert Lantern near Bopp for the same reason.
      - 2. The cost for all the boulders could be upwards of \$500 dollars and the board decided funds are not available currently.
      - 3. Motion by John to retouch on the issue in August 2008 (2<sup>nd</sup> L-J).
- I. Other business
  - a. A homeowner asked why dues reminders were sent when the coupon books went out to everyone. Also wanted to know why people who pay a year in advance or are on auto pay still received the reminder.
    - 1. Management told the homeowner that it is too time consuming to remove those people from the system and doing so doesn't save that much money as most people do not pay a year in advance or are on auto pay.
    - 2. Everyone was also informed that the board wanted to still send reminders to try to keep delinquencies as low as possible.
- J. Meeting adjourned at 6:50pm (motion John, 2<sup>nd</sup> Ken)