

TUCSON MOUNTAIN SANCTUARY

Regular Board Meeting Minutes

July 15, 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. Lou Nealen (468)
 - 2. Judson Adams (451)
 - 3. Susan Montagne (KV)
 - 4. Gus Estrella (49)
 - 5. Dick and Jean Meyer (351)
 - 6. Jan Kelly (308)
 - 7. Diane Russell (?)
 - 8. C.A. Black (242)
 - 9. Carl Shumway (193)
 - 10. Ramon Vazquez (9)
 - 11. Virginia Cuevas (562)
 - 12. Bernie Welborn (216)
- B. Quorum was present to conduct an official meeting.
- C. June 2008 minutes were approved (motion by Shirley, 2nd John)
 - a. John asked about the radar trailer and Deb said she would look into it.
- D. Treasurer's report reviewed
 - a. Association is no longer in the red.
- E. Management Report
 - a. Supervisor Bronson was able to get the funding to repair the roads in the Lennar area. (Desert Cache/Lantern and all connecting roads)
 - b. The 2006 audit was finished late June and the board has received a copy.
 - c. Mike Ginsberg, the new CPA, has already finished the 2007 tax return.
 - d. The boulder issue to deter ATV traffic will be revisited in August and the park signs will be revisited in October.
 - e. The board has decided to hire Frank Bangs, a zoning attorney with Lewis and Roca to review the KV issue.
- F. Old Business
 - a. No old business was discussed
- G. Committees
 - a. Common Area
 - 1. Didn't meet in July.

2. Richard has marked the buffle grass problem areas on the large laminated map.
 - a. He doesn't feel it is an urgent problem at the moment but will need to be addressed in the future.
 - b. The hope is the road construction will take care of some of it along the border of TMS.

b. ARC

1. Judson reported that the amount of requests has dropped.
2. Some requests that have come in have been asking for queen palms and/or metal sheds; however, they are being denied.

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. RV verbiage in the Rules and Regulations

1. A homeowner asked that it be reworded so that RV's could only be in the community a set number of days each month rather than a 48 hour period.
2. The board decided to leave the verbiage the way it currently is as making a change would make the rule even more difficult to enforce. They also felt the current rule is more appropriate.

b. Report of Dumping in Common Area at the end of Prism Sky

1. Virginia Cuevas (lot 562) reported a large pile of agave cacti near her home that was dumped approximately 2 years ago.
2. She said she believes it was dumped by a Tucson Estates Resident.
3. Management will attempt to locate the pile, photograph it, and send a friendly letter to Tucson Estates with the picture attached.
4. A decision would be made about clean up after the photographs are obtained.

I. Other business

a. A question regarding the Wal-Mart/road construction was answered.

1. John reported the project is designed in a way that both the road construction and the building construction are to be finished at the same time.
2. He also reported that March 2010 as the tentative finish date.

J. Meeting adjourned at 6:30pm (motion Shirley, 2nd John)