

TUCSON MOUNTAIN SANCTUARY
Regular Board Meeting Minutes
August 19, 2008

- A. Meeting called to order at 6:02pm by Brad Yant
 - a. Board members present
 - i. Brad Yant, Ken White, Shirley Shumway, Laura-Jane Estrella, 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. Dick & Jean Meyer (351)
 - 6. Jan Kelly (308)
 - 7. Rich & Diane Fallacaro(305)
 - 8. Dan & Kathy Richards(352)
 - 9. Elliot Meister (265)
 - 10. Judy Kinnison (?)
 - 11. Shirley Means (554)
 - 12. Deb Miller (District 3)
 - 13. S. Carroll (304)
 - 14. Joe Albers (304)
 - 15. Diane White (177)
 - 16. Dennis Paul (325)

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

- C. July 2008 minutes were approved (motion by Brad, 2nd John)

- D. Treasurer's report reviewed
 - a. Association is again in the red.

- E. Management Report
 - a. Because of the current lack of funds the boulder issue has been put on hold until 2/2009 and the park signs will be discussed in October.
 - b. Lewis and Roca has too much conflict with their NAC involvement and will not take on the KV work. Thompson and Krone will be hired.
 - c. Management and the ARC have been dealing with a lot of homeowners making improvements without prior approval. We encourage people to call to report unapproved work or ask questions.
 - d. The fog seal was completed successfully and on time.
 - e. All homes with weeds are receiving violations and management wanted to remind everyone about the 3 step process before homeowners can be fined. Also, yard clean ups are not an option because of a lack of funds.

- F. Old Business
 - a. Agave pile at end of Prism Sky near Tucson Estates
 - 1. The board reviewed photos and does not see a problem. The pile does not look illegally dumped and will not be addressed further.

- G. Committees
 - a. Common Area
 - 1. Didn't meet in August but will in September.

b. ARC

1. Judson reported that there has recently been many sheds going up without prior approval.
2. Management reported two of the three sheds that are currently a problem have been removed.

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. Ajo/Kinney road project.
 - a. Project is a go for completion by fall 2010 due to an extra 7.5 million in extra funding that was acquired.
2. Deb reported Pima County has had one confirmed case of West Nile recently and wanted everyone to be aware.
3. John Maple informed Deb that there were 2 flex posts down on Western Way that needed to be addressed.
4. Kenny reported his request to Denise Sylvester regarding the island near Kinney on Western Way was addressed quickly and the area looks good.
5. Deb also reported that Supervisor Bronson got the funding for the fog seal and it was completed.

b. Homeowner input regarding the possible amendment to the CC&R's that would exclude delinquent homeowners from receiving ARC consideration.

1. Only a few people spoke up and said they would be in favor of such an amendment.
2. Management reported that the board was concerned about the cost to implement the amendment as well as the difficulty of enforcing it.
3. Lois Gorto recommended sending something with the ballots next election year asking for homeowner input regarding possible CC&R amendments.

c. Homeowner question about the incomplete sidewalk at the end of Thunder Chorus.

1. The sidewalks on Prism Sky near Kinney that aren't extended as others around the community were also mentioned.
2. Deb asked that management supply her with more specifics about the locations and she would look into it.

I. Other business

- a. Lois Gorto reported two homes on Desert Lantern have been broken into recently. Both happening on Wednesday.
- b. Kinney Village issue was explained briefly for a homeowner.
- c. Mary Ann Merriss reported she hasn't seen any tow trucks parked along Kinney any longer.

J. Meeting adjourned at 6:47pm (motion Brad, 2nd John)