

**TUCSON MOUNTAIN SANCTUARY**  
Regular Board Meeting Minutes  
September 16, 2008

- A. Meeting called to order at 6:02pm by Ken White
  - a. Board members present
    - i. Ken White, Shirley Shumway, Laura-Jane Estrella
  - b. Osselaer Management representative: Matt Osselaer
  - c. Roll Call:
    - 1. Lois Chastain (175)
    - 2. Judson Adams (451)
    - 3. CA Black (242)
    - 4. Gus Estrella (49)
    - 5. Dick & Jean Meyer (351)
    - 6. Elliot Meister (264)
    - 7. Rich & Diane Fallacaro(305)
    - 8. Spencer Shepherd (73)
    - 9. Chris Kleparek (10)
    - 10. Virginia Cuevas (562)
    - 11. Diane White (177)
- B. Quorum was present to conduct an official meeting.
- C. August 2008 minutes were approved (motion by Shirley, 2<sup>nd</sup> L-J)
- D. Treasurer's report reviewed
  - a. Association is again in the red by about \$8,000
- E. Management Report
  - a. Both the boulder issue and the park signs have not been forgotten and will be voted on when funds are available.
  - b. Thompson and Krone was contracted to review KV issue. They should have an opinion to the association by the end of September.
  - c. Labor Day rains carried a lot of debris out into the roads. Garden West spent an entire visit cleaning the debris from the roads.
  - d. The sidewalk issues mentioned at the August regular session are being addressed. All necessary info. was supplied to Deb Miller and we are waiting for a reply from the county.
- F. No old business was discussed.
- G. Committees
  - a. Common Area
    - 1. Didn't meet in September. The next meeting will probably be in December.
  - b. ARC
    - 1. Judson reported that the past month was slow with only 4 requests.
  - 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. Homeowner questions

1. Virginia asked about the cost effectiveness of hiring a zoning attorney to review KV issue.
  - a. Management explained that the zoning attorney will probably cost the association around \$1,000 and that not bringing closure to the issue is bad business. If TMS is correct, it could increase income for the association more so than it would increase expenses.
2. Rich asked about what he could put in his yard to surround his utility boxes to keep the kids at the bus stop near his home from sitting on them.
  - a. Management along with Judson told him he would need to submit and could install pretty much any plant as long as it wasn't on the prohibited plant list.

I. No other business was discussed

J. Meeting adjourned at 6:25pm (motion Ken, 2<sup>nd</sup> Shirley)