

## TUCSON MOUNTAIN SANCTUARY

### Regular Board Meeting Minutes

October 21, 2008

- A. Meeting called to order at 6:00pm 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 Meyer (351)
    - 6. Elliot Meister (264)
    - 7. Mary Ann Merriss (223)
    - 8. Delina Creasy (416)
    - 9. Lois Gorto (366)
    - 10. Katie Pitou (?)
    - 11. Diane White (177)
    - 12. Hope & Alan Green (200)
    - 13. Deb Miller (County)
    - 14. John Hinds (378)
- B. Quorum was present to conduct an official meeting.
- C. September 2008 minutes were approved (motion by Shirley, 2<sup>nd</sup> Ken)
- D. Treasurer's report reviewed
  - a. Association is again in the red
- E. Management Report
  - a. Management is having Garden West remove/adjust all support poles and tie downs for the trees in the common areas around the community.
  - b. The sidewalk issue has been forwarded to the county attorney's for review; however, Deb Miller has updated news for tonight's meeting.
  - c. Management will be having Garden West address some of the weedy yards during their normal visits to help keep the community looking its best.
  - d. Thompson and Krone have given their written opinion. They do not feel Kinney Village is a sub-association of TMS. Management is currently working with Beth Mulcahy on how the association should proceed.
- F. Old Business
  - a. Deb Miller from Supervisor Bronson's office
    - 1. The sidewalk issue will be addressed by DOT. They will be contacting the developers about the repairs; however, if a solution isn't reached DOT will step in and make the repairs.
      - a. Homeowners mentioned other entrances that Lennar did that are also a problem. Altogether, these are the problem areas:
        - a. Both sides of Prism Sky
        - b. Sun Splash at Sarasota
        - c. Desert Cache and Lantern entrances
        - d. The end of Thunder Chorus

- b. Management will supply all the missing information to Deb.
  - 2. Speed limit on Kinney during construction will be reduced; however, it will return to 45mph afterward due to the design of the road.
  - 3. Deb passed out a brochure for the water study that the City of Tucson and Tucson Water are doing.
  - 4. She also passed out a flier for the county program that assists people with household repairs they could otherwise not afford.
  - 5. The Wal-Mart issue was also touched on.
    - a. The Army Corps. Of Engineers issue has been resolved.
    - b. The funding is in place and it is currently in the final design stage.
- b. Vote on Park signs
  - 1. This issue will be postponed until March 2009 when funds are more available.
- c. 2009 budget
  - 1. Approval of the budget was announced.
  - 2. The dues will be increasing 5% in 2009 and will be due on a semi-annual basis (Jan. 1<sup>st</sup> and July 1<sup>st</sup>).
  - 3. No coupon books will be mailed. Instead a form designed by Shirley Shumway will be mailed to all homeowners each time assessments are due. The new form will include a bottom portion that is to be detached and mailed with a homeowner's payment.

#### G. Committees

- a. Common Area
  - 1. Didn't meet in October.
  - 2. Delina mentioned her concern about yards in the community that do not have many plants.
    - a. She was informed that the association cannot force a homeowner to plant bushes or trees in their yard.
- b. ARC
  - 1. Judson reported that there has been a recent increase in the number of play sets going up without prior approval.
  - 2. All those that have been discovered are in the process of receiving violations or obtaining approval.
- 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. Announcement of Brad Yant's resignation
  - 1. Unfortunately Brad had to step down because of an excessive work load.
    - a. The board asked if there was anyone that would volunteer to fill his spot until the 2009 elections.

- b. Lois Gorto volunteered. The motion was made by Shirley to accept Lois for the remaining 2008 term. (2<sup>nd</sup> L-J)
  - b. Ideas to boost attendance
    - 1. One homeowner mentioned that the meetings were too early for many people.
      - a. The board answered that the meetings used to be later but attendance was worse and many homeowners would leave during the meeting.
    - 2. Another idea was to have guest speakers to pique interest.
    - 3. It was decided that the next newsletter would ask that people email management ideas to increase attendance or reasons about why they don't attend.
- I. Other Business
  - a. Lois asked that there be more crime data included in future newsletters since crime is on the rise around TMS.
  - b. The issue of foreclosures came up.
    - 1. Management answered that TMS definitely has a problem but it is on par with what is happening elsewhere. Fortunately, many foreclosed homes are consistently being sold and new owners are moving in.
  - c. Mary Ann asked that there be mention in an upcoming newsletter about the fact that people are not to be parking on the landscape strips or sidewalks.
    - 1. Management reported that many citations are given for both issues and that people can report parking on the sidewalks to the Sheriff's Department.
- J. Meeting adjourned at 6:56pm (motion Ken, 2<sup>nd</sup> L-J)