

## TUCSON MOUNTAIN SANCTUARY

### Regular Board Meeting Minutes

November 18, 2008

- A. Meeting called to order at 6:01 pm by Ken White
  - a. Board members present
    - i. Ken White, Shirley Shumway, Laura-Jane Estrella, and Lois Gorto
  - b. Osselaer Management representative: Matt Osselaer
  - c. Roll Call:
    - 1. Carl Shumway (193)
    - 2. Judson Adams (451)
    - 3. Delina Creasy (416)
    - 4. Gus Estrella (49)
    - 5. Dick & Jean Meyer (351)
    - 6. Jim & Kathy Bell (494)
    - 7. Jon & Diane Henke (223)
    - 8. Diane White (177)
    - 9. Hope & Alan Green (200)
- B. Quorum was present to conduct an official meeting.
- C. October 2008 minutes were approved (motion by Lois, 2<sup>nd</sup> Shirley)
- D. Treasurer's report reviewed
  - a. Association is back in the black but there are numerous bills to pay.
- E. Management Report
  - a. The sidewalk issues discussed in October with Deb Miller are still in the process of being resolved. DOT will make the necessary repairs if the builders won't step in.
  - b. Management was able to fit in 3 yard clean ups within the last month during normal visits so the HOA wasn't charged extra.
  - c. We've received a deannexation document from KV and Beth Mulcahy is currently reviewing it. Management also received confirmation that the fire station is not on TMS land. In 2002 the developer gifted the land.
- F. Old Business
  - a. Boulder and Park sign issues
    - 1. The board closed these issues for now because of a lack of funds. They will be readdressed when the money is available.
  - b. Ideas to boost attendance at meetings
    - 1. Shirley stated that she felt the meetings should be held quarterly and that the lack of attendance may be due to the homeowners not being concerned about anything presently.
    - 2. Many homeowners attended when there were concerns about Western Way safety. So, the board should assume they are doing a good job when the majority of homeowners aren't showing up.
    - 3. One homeowner said he feels meetings every other month is a good idea.
    - 4. Motion made by Lois to start meeting every other month in 2009 for the first 6 months to test it out. This pertains to regular sessions only. (motion was seconded by Shirley, L-J was a No)

- a. Executive sessions with the board and management only will still be held every month.
- b. Every other month regular meetings need to coincide with Deb Millers schedule so the details need to be worked out.

#### G. Committees

##### a. Common Area

1. Didn't meet in November.
  - a. Will have a meeting Dec. 9<sup>th</sup> where the main topic will be organizing a community clean up for 2009.
2. Judson mentioned that the memorial along Kinney has grown in size
  - a. Lois reported that it is on county land and that she emailed Deb Miller about what can be done.

##### b. ARC

1. Judson reported that there has been a recent increase in the number of play sets going up without prior approval.
  - a. There are currently two that have submitted after putting up the structures and are awaiting approval.
2. Ken asked Judson if a permit was required to raise the block walls.
  - a. The ARC said it is not required but that homeowners should check on this with the county.

##### 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. Vice Presidential spot on board is still vacant.
  1. Lois said she does not want it.
- b. Wal-Mart construction was brought up by a homeowner.
  1. Board reported that it is on schedule for completion mid 2010.
    - a. Deb Miller may have more details in December.
- c. One homeowner asked why the dues had increased. Said he feels because he pays his dues he is making up for those that do not.
  1. Management and the board explained the collections process and supplied the amount collected in 2007 and 2008.
  2. It was also explained that dues have not increased in 4 years and the association has to keep up with rising costs associated with inflation.

#### I. Other Business

- a. Approval of 2009 budget.
  1. The budget was approved in October but the motion was overlooked.
  2. For the record, Shirley made the motion to approve the 2009 budget as presented to the homeowners. (2<sup>nd</sup> Lois)
- b. One homeowner asked about the possibility of changing the meeting locations.
  1. The board is looking at other locations that are more handicap accessible but a decision has not been made.

#### J. Meeting adjourned at 6:31pm (motion Ken, 2<sup>nd</sup> Lois)