

## TUCSON MOUNTAIN SANCTUARY

### Regular Board Meeting Minutes

December 16, 2008

- A. Meeting called to order at 6:00 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. Judson Adams (451)
    - 2. Gus Estrella (49)
    - 3. Dan & Kathy Richards (352)
    - 4. Dave Davenport (103)
    - 5. Deb Miller (District 3)
- B. Quorum was present to conduct an official meeting.
- C. November 2008 minutes were approved (motion by Lois, 2<sup>nd</sup> Shirley)
- D. Treasurer's report reviewed
- E. Management Report
  - a. Violations are down but hearings are steady as usual.
  - b. Statements for 2009 have been mailed and received. Management has not had any complaints about the switch to semi-annual.
  - c. Backflow valves have all received their annual testing with only minor repairs needed at select locations.
  - d. Deannexation document for Kinney Village has been signed and is in route to KV for recordation with the county.
  - e. The issue with the fire station being on TMS land was also resolved with help from Deb. The land was gifted by the developer in 2002.
- F. Old Business
  - a. Deb Miller from Supervisor Bronson's office
    - 1. Deb reported she cannot attend in February because of a conflicting meeting at Tucson Estates (County info. night).
    - 2. Also mentioned that Sharon Bronson would be more than happy to come to a meeting in the future.
    - 3. Chief of Staff at Bronson's office is out on maternity leave so the office is short staffed.
    - 4. Sidewalk issue is stagnant. There hasn't been any real progress despite numerous efforts from Deb.
    - 5. Wal-Mart question from homeowner.
      - a. Project was stalled by the Army Corps. of Engineers
      - b. Cost factors increased but additional funding is in the works but hasn't been signed by the Board of Supervisors.
      - c. Completion date is still set for late fall 2010 with roadwork needing to be completed first.

- b. Every other month meetings
  - 1. Issue was discussed with Deb to ensure they would coincide with her schedule.
  - 2. Regular meetings for 2009 will start in February and proceed on an every other month basis.
- c. Announcement of meeting location change
  - 1. Mt. Zion church on Ajo was announced as the new location for meetings.

#### G. Committees

- a. Common Area
  - 1. Met in December.
  - 2. Scheduled a community clean up from 9-11 am on Jan. 31, 2009.
    - a. Delina Creasy will have hot cocoa available at her home after the clean up is finished.
  - 3. Lois and Richard are working to have a baffle grass speaker at the annual meeting in May
    - a. The hope is to have a baffle grass clean up day but the date has not been set.
- b. ARC
  - 1. Judson reported the committee is still dealing with play sets that are going up without 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. Gus voiced his opinion about the real reason the association is hurting financially.
  - 1. Said the change in meeting locations is not a big factor as mentioned previously and is merely a matter of accommodation for anyone who is disabled.

#### I. Other Business

- a. A homeowner asked and was given an explanation about what is included in the landscape contract for Garden West.
- b. Concerns about ATV traffic were mentioned again.
  - 1. Management explained the issue has been closed for the time being but has been left on the action item list for the future.

#### J. Meeting adjourned at 6:52pm (motion Lois, 2<sup>nd</sup> Ken)

- a. Next meeting scheduled for Feb. 17<sup>th</sup>, 2009 at Mt. Zion.