

TUCSON MOUNTAIN SANCTUARY
Regular Board Meeting Minutes
June 16, 2009

- A. Meeting called to order at 6:05 pm by Christine Klein
 - a. Board members present
 - i. Christine Klein, Clara Young, Shirley Shumway, Dustin York, and Diane White
 - b. Osselaer Management representative: Matt Osselaer
 - c. Roll Call:
 - 1. Judson Adams (451)
 - 2. Carl Shumway (193)
 - 3. Deb Miller (county)
- B. Quorum was present to conduct an official meeting.
- C. Approval of Minutes
 - a. 2008 Annual meeting minutes (Motion to approve by Shirley, 2nd Diane)
 - b. April 2009 regular session minutes (Motion to approve by Shirley, 2nd Dustin)
- D. Treasurer's report reviewed
- E. Management Report
 - a. Management is still scheduling yard clean ups for the vacant houses. Since late April 5 more houses have been cleaned up.
 - b. Management scheduled and Garden West removed the buffle grass bags following the CAC's three clean ups on 4/25, 5/2, and 5/9.
 - c. All the appropriate irrigation timers have been adjusted again for summer.
 - d. Mailings for the second installment of the 2009 dues occurred mid-June.
 - e. The pre-emergent application is working well allowing the landscapers to more evenly disperse their time to the appropriate areas, including yard clean ups.
 - f. The monthly cost for the website was decreased by \$30 after the webmaster reviewed the needs of the association. Services will not be altered.
 - g. Issues with stagnant pools are on the rise. With help from Deb Miller and the County Health Department they are being handled. Management needs help from homeowners with this type of issue since backyards cannot be inspected.
- F. Old Business
 - a. Deb Miller from Supervisor Bronson's office
 - 1. Deb mentioned the Mt. Vista shopping center is still a go according to DOT's Ben Goff. Wal-Mart is still working on renegotiating the contract with the County but the economy is what's really hurting the project.
 - 2. Deb also shed light on a County program called the Tucson Loan Chest. It is designed to provide medically necessary equipment to those individuals who may otherwise not have the means to afford it.

G. Committees

a. Common Area

1. No representative at the meeting.

b. ARC

1. Judson reported that the recent month has been slow with only 4 requests.

c. NAC

1. There have not been any meetings nor has there been notification of any upcoming meetings.
 - a. Community Growth and Development Committee
 - i. Motion made by Christine to cancel the committee due to its long dormancy (2nd Dustin)

H. New Business

a. Approval of the newly revised ARC Design Guidelines.

1. Diane presented a report highlighting the areas that required changes and/or clarification.
2. Motion made by Christine to approve the new guidelines along with the changes outlined in Diane's report. (2nd Clara)
3. Notification of the new guidelines will include three different methods.
 - a. Community information signs will be placed at entrances alerting homeowners to the new guidelines available on the website.
 - b. The website homepage will be modified to include a banner or something similar alerting visitors to the change.
 - c. Deb Miller will have an ad for the change put on the District 3 website.

I. Other Business

- a. Christine mentioned that there are many advertisement and real estate signs along Kinney from Sarasota to Western Way and asked Deb if the county could do another sign sweep to remove them.

J. Meeting adjourned at 7:00pm (motion Christine, 2nd Dustin)

- a. Next meeting scheduled for August 18, 2009 @ 6:00pm