

**TUCSON MOUNTAIN SANCTUARY**  
Regular Board Meeting Minutes  
October 20, 2009

- A. Meeting called to order at 6:00 pm by Clara Young
  - a. Board members present
    - i. Clara Young, Richard Meyer, Shirley Shumway, Dustin York, and Lois Gorto
  - b. Osselaer Management representative: Matt Osselaer
  - c. Roll Call:
    - 1. Judson Adams (451)
    - 2. Delina Creasy (416)
    - 3. Jean Meyer (351)
    - 4. Tom & Anita Garcia (452)
    - 5. Harry Stathas (192)
    - 6. Deb Miller (county)
  
- B. Quorum was present to conduct an official meeting.
  
- C. August 2009 minutes were approved (motion by Clara, 2<sup>nd</sup> Dustin)
  
- D. Treasurer's report reviewed
  - a. Association is in the red, delinquencies are high but there is over \$40,000 in the reserve/CD accounts.
  
- E. Management Report
  - a. Yard clean ups on vacant homes has continued and recently 2 occupied homes also were addressed.
  - b. With help from Lois Gorto, crime data for the community is now on the website.
  - c. Large section of graffiti on Prism Sky was reported in early Oct. Management was able to get the area pressure washed for free; however, all the paint was not removed. Since the area is not on common grounds the remainder of the removal will be the homeowner's responsibility.
  - d. The email notification list is slowly increasing in size, now with 40 subscribers.
  - e. All irrigation timers around the community have been adjusted for cooler months.
  - f. The 2010 budget was approved in Sept. with management creating a notice about the 5% dues increase. The notice and budget have been mailed and the budget is also available on the website.
  
- F. Old Business
  - a. Deb Miller from Supervisor Bronson's office
    - 1. Deb mentioned the Kinney road improvement project and the Mt. Vista shopping center have not been canceled but work is on hold indefinitely.
    - 2. Another sign sweep for Kinney will be ordered by Deb.
    - 3. Richard asked about a bond that was approved from '03 or '04 to cover road improvements at the Kinney/Ajo intersection. Unaware of the details, Deb will research the issue and keep everyone posted.

## G. Committees

### a. Common Area

1. 3 mesquite trees donated by Lois were planted at the end of Desert Lantern.
2. Buffle grass removal efforts will restart on 11/14. The clean up will focus on the Bopp/Sarasota area and will be held from 7:30-9:30am

### b. ARC

1. Committee didn't meet in Sept. but is all caught up on requests after their Oct. meeting. Only one request dealt with work done prior to approval.

### c. NAC

1. Clara motioned to disband this committee due to a lack of activity. The issue is to be removed from future agendas. (2<sup>nd</sup> Lois)

## H. New Business

### a. Homeowner asked why dues were raised and wanted an explanation about why the board doesn't perform the duties the management company currently handles.

1. The board made an effort to explain they are doing what they can to control costs but certain items such as management, landscaping, and attorney related collections costs cannot be eliminated.
2. Dues were raised because the association has an income and not an expense problem. There was a period where dues were not raised for 4 straight years and now the association is playing catch up.

## I. Meeting adjourned at 6:42pm (motion Clara, 2<sup>nd</sup> Lois)

- a. Next meeting scheduled for December 15, 2009 @ 6pm