

TUCSON MOUNTAIN SANCTUARY

Regular Board Meeting Minutes

December 15, 2009

- A. Meeting called to order at 6:00 pm by Clara Young
 - a. Board members present
 - i. Clara Young, 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. Hope & Alan Green (200)
 - 5. Carl Shumway (193)
 - 6. Al Young (6)
 - 7. Marian & Karen Engel
 - 8. Dan & Kathy Richards (352)
 - 9. Randy & Sally McNally (385)
 - 10. Richard & Shirley Means (554)
- B. Quorum was present to conduct an official meeting.
- C. October 2009 minutes were approved (motion by Clara, 2nd Lois)
- D. Treasurer's report reviewed
 - a. Association is still in the red and the board is working on cutting costs.
- E. Management Report
 - a. Yard clean ups on vacant homes has continued with homes on both Desert Echo and Desert Cache.
 - b. Graffiti was reported on the Western Way park bench in November. A homeowner was nice enough to paint over the graffiti and not expect any reimbursement from the association.
 - c. The 2010 dues mailer was put together and mailed out in Dec. Delinquent homeowners also received a detailed ledger reminding them of the total balance they owe the association.
 - d. Annual testing of the backflows was scheduled and completed in Dec.
 - e. All irrigation timers around the community have been adjusted for winter.
- F. Old Business
 - a. Deb Miller from Supervisor Bronson's office was unable to attend.
 - 1. The board asked that management follow up on details about the bond that was approved from '03 or '04 to cover road improvements at the Kinney/Ajo intersection.
- G. Committees
 - a. Common Area
 - 1. Another baffle grass removal session will be scheduled for sometime in January.

b. ARC

1. Judson reported that there haven't been many requests recently and there is currently one homeowner doing work without approval.
2. Dan and Kathy Richards have volunteered to be on the committee and Carl Shumway will become an alternate.

H. New Business

- a. Dustin explained the financial struggles the association is experiencing.
 1. The board is cutting costs from landscaping and modifying their collections approach to lower legal fees.

I. Meeting adjourned at 6:15pm (motion Clara, 2nd Lois)

- a. Next meeting scheduled for February 16, 2010 @ 6pm
- b. February meeting will include a speaker from the Pima County Sheriff's Department