

## TUCSON MOUNTAIN SANCTUARY

### Regular Board Meeting Minutes

February 16, 2010

- A. Meeting called to order at 5:59pm by Clara Young
  - a. Board members present
    - i. Clara Young, Richard Meyer, Shirley Shumway, Diane White, 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. David & Joanie Upham(333)
    - 7. Marian & Karen Engel (517)
    - 8. Bob & Karen Ross (337)
    - 9. C.A. Black (242)
    - 10. Lois Chastain (175)
    - 11. Don Marsaw (?)
- B. Quorum was present to conduct an official meeting.
- C. Speaker from Sheriff's Department
  - a. Information pamphlets handed out and crime data for the area was discussed.
  - b. The Nixle notification system was also described to homeowners. Once registered, you can be notified by text message or email about pertinent information such as accidents, road closures, or kidnappings.
- D. December 2009 minutes were approved (motion by Lois, 2<sup>nd</sup> Shirley)
- E. Treasurer's report reviewed
  - a. +\$42,000 in income with a little over \$5,000 in expenses currently.
- F. Management Report
  - a. 2009 tax return and financial compilation have been arranged with CPA used in 2008
  - b. Several removals of baffle grass bags and trash from the clean up were scheduled and organized with the landscapers.
  - c. Changes with the collections policy have been implemented with the attorney, accounting and the new collections agency.
  - d. Report regarding Saguaro trash truck driving into the Western Way park has hopefully been handled. Saguaro supervisor has been notified of problem.
  - e. Broken split rail from termites was reported at Desert Lantern Park. Because it was an end section the fence could easily be sectioned back together.
  - f. Community email list has continued growing slowly with almost 50 subscribers.
- G. Old Business
  - a. Deb Miller from Supervisor Bronson's office was unable to stay for the meeting because she was ill. Several informative pamphlets were left for homeowners.
  - b. Discussion about the community information meeting at Tucson Estates.

1. Wal-Mart project is now only possible by 2012 at the earliest.
2. The small section of road connecting Bopp and Kinney at Sarasota is dead.
3. Pot hole number anyone can call to report around Pima County is 740-2639
4. 3,500 homes are planned for a community near Ryan Field
5. County is aware of the vendors along Kinney and is working to post signs.

#### H. Committees

##### a. Common Area

1. Several buffle grass clean ups have occurred since the last meeting as well as a community trash clean up. All have had poor turn outs and the committee asked for more volunteers.
2. To date there have been 240 bags of buffle removed with a couple more clean ups in March (the 6th and 13th).

##### b. ARC

1. Judson reported that there has been another rise in the number of people doing work prior to approval and asked to speak with the board following the meeting.

#### I. New Business

##### a. Question asked about when the next community organized yard sale would be.

1. There needs to be a volunteer to organize it because Diane Hinds can no longer do it.
2. The board asked that management contact Diane in order to determine what all is involved. Once this is done an email will go out to the community email list asking for a volunteer.

##### b. Bob Ross spoke about concerns he has with water mains breaking in the neighborhood. It appears the builder installed many incorrectly and urged people to closely watch their water bills.

1. The main areas that seem to be affected are both KB and Richmond American.

##### c. Pool backwashing/draining was also discussed.

1. There is concern about people that let it drain into the street. Unfortunately, there isn't a rule against it and when draining a pool the yard would simply flood with water eventually making its way to the street.

#### J. Meeting adjourned at 6:50pm (motion Clara, 2<sup>nd</sup> Lois)

- a. Next meeting scheduled for April 20, 2010 @ 6pm