

TUCSON MOUNTAIN SANCTUARY
ANNUAL BOARD MEETING MINUTES
May 18, 2010

- A. Meeting called to order at 6:04pm by Clara Young
 - a. Board members present
 - i. Clara Young, Shirley Shumway, Lois Gorto, Diane White, and Dustin York
 - b. Osselaer Management representative: Matt Osselaer
 - c. Roll Call: 15 homeowners attended the meeting

- B. Quorum: 62 ballots were received to create a quorum of the membership

- C. Approval of 2009 annual meeting minutes - motion made by Clara (2nd Dustin)

- D. Treasurer's report
 - a. Income, expenses and delinquencies were discussed.

- E. Committee Recognition and Thanks
 - a. Common Area Committee
 - 1. Lois Gorto discussed the committee's ongoing effort to remove the buffle grass from the TMS common areas.
 - 2. She also explained the committee has painted select gates and railings as well as continuing to plant cacti at the end of Desert Lantern and the entrance of Desert Cache.
 - b. Architectural Review Committee
 - 1. Judson Adams explained new ARC guidelines are working well and thanked Shirley for her efforts with the revision.
 - 2. He also mentioned there is a new homeowner volunteer, John Maple. Carl Shumway was also thanked for his years on the committee since he is stepping down.
 - c. Neighborhood Advisory Committee
 - 1. Lois explained that she and Richard attend county meetings every other month.
 - 2. Wal-mart is still planned for August 2012 and Costco is also supposedly planning a facility near the community.

- F. Announcement of the 2010/2011 Board of Directors:
 - a. Clara Young, Diane White, Richard Meyer, Lois Gorto, and Dustin York
 - 1. Shirley read a short speech since her term limits have been met and she will be stepping down.
 - 2. Lois also mentioned two other homeowners were written in on the ballot and would be contacted by management.

- G. Member Input:
 - a. Q: Homeowner asked about current collections procedures?

1. A: Currently Osselaer's accounting sends all its letters and the file is then forwarded to a collections agency. Previously, an attorney was utilized but was costing the HOA too much.
- b. Q: Homeowner asked about land behind Western Way, wondering if it is HOA property or county?
 1. Once the area in question was determined the homeowner informed everyone he has been working with the county in hopes of having a park constructed at the location.
 2. The board said from the looks of the plat map the area is county land and out of the jurisdiction of the HOA.
- c. Q: What can be done about homeowners trimming beyond the allowed 5 feet in the common area?
 1. The specific homeowner doing this has been cited twice and the board elected to bring them to a hearing to discuss the matter.
- d. Q: Approximately how long does it take to get ARC approval?
 1. Judson informed everyone that most requests are approved via email rather quickly and approval usually doesn't take longer than a couple weeks.
- e. Q: Why doesn't the HOA encourage homeowners to place their garbage cans in the street on pickup days (rather than the gravel strip)?
 1. Management and the board discussed the lack of specific regulations for the placement of cans on pick up days but said something would be included in an upcoming newsletter.
- f. Q: Why aren't addressed return envelopes/postage paid envelopes included with the ballots? Perhaps this is why the return is so abysmal.
 1. The board explained the ballot return has always been low and return envelopes, especially with postage is an unnecessary cost.
- g. Homeowner wanted to thank management for addressing graffiti around TMS so quickly.
- h. The board mentioned that the next community yard sale would be in early October 2010.

H. Meeting adjourned at 6:58pm (motion Lois, 2nd Dustin)