

Tucson Mountain Sanctuary

Regular Board Meeting Minutes

Tuesday, January 17, 2012

- I. Meeting called to order at 6:00pm by Richard Meyer
 - A. Board members present
 - i. Richard Meyer, Lois Gorto, and Cecily Lindgren
 - B. Osselaer Management representative
 - i. Matt Osselaer
 - C. Homeowner roll call
 - i. 15 homeowners attended the meeting along with Deb Miller from Supervisor Bronson's
- II. Quorum was present to conduct an official meeting.
- III. Approval of Minutes
 - A. November 2011 regular session minutes were approved - Motion by Lois (2nd Cecily)
- IV. Treasurer's Report
 - A. Management explained the HOA is doing well financially compared to past years. Reserve contributions were made every month in 2011 and income was well above the expenses for the year.
- V. Management Report
 - A. Website updates were explained.
 - B. Yard clean ups on vacant and occupied homes occurred since last meeting.
 - C. Annual backflow testing was scheduled and completed.
 - D. Hard copy mailing of the newsletter began in December and will continue quarterly for 2012.
 - E. Water leak at the end of Desert Echo was reported and repaired by Tucson Water.
 - F. Dues mailer for 2012 was put together and mailed with the newsletter.
 - G. Large advertising sign 15 feet up on the electrical pole at the Lantern entrance was removed.
 - H. Repair work at the end of Lantern was performed due to a vehicle driving through the commons.
 - I. Unexplained water shut off at the Western Way park was addressed with Tucson Water and malfunctioning timers were replaced at Motif and Western Way parks.
 - J. Large water leak from an overflowing pool at a vacant home was addressed by management.
- VI. Old Business
 - A. Deb Miller from Supervisor Bronson's office
 - i. The traffic signal at the Ajo/Kinney intersection has been changed and cleaned up. Lines were repainted as needed.
 - ii. The Ajo expansion is again in the design stage which should take approximately 18 months. Construction will begin thereafter.
 - iii. A county info sheet was distributed to everyone in attendance.
- VII. Committees
 - A. Common area committee
 - i. The common area trash pickup will occur on Saturday, January 21 between 9-11am. Homeowners should meet at the park closest to their home. The community email list will also be sent notification of the clean up.
 - B. ARC committee

- i. The committee didn't have a meeting in January because the three requests that were received were handled via email.
- ii. Judson explained he is still in search of volunteers to fill vacancies on the ARC.

VIII. New Business

- A. Management briefly explained the new direction the HOA is taking with collections by utilizing the services of Brown Law Group.
- B. A question about handling delinquencies and collecting dues on a quarterly basis was asked. Management explained the collection process and that payment plans and other options were available. Something explaining payment options will also be included in the next newsletter.
- C. A homeowner asked about the process to amend the CC&R's. The board explained that 67% of the membership would have to vote in favor of the change for the amendment to happen.
- D. The violation process for weeds was asked about. Management explained the inspection process and why the board is strict about the issue.
- E. There was also a question about the numerous water leaks occurring in both the streets and homeowner's properties. A class action lawsuit is a possibility for the homeowners but the HOA wouldn't be involved with that. Water pressure could also be an issue and Deb Miller explained she will try to bring some County representatives to the next meeting to discuss the issue.

IX. Meeting adjourned at 7:02pm

- A. Motion by Lois (2nd Cecily)
- B. Next meeting will occur March 20, 2012 @ 6pm