

**Tucson Mountain Reserve Homeowners Association
Board of Directors Meeting**

Topic: Tucson Mountain Reserve BOD MTG
Time: July 26th, 2023 06:00 PM Arizona

- 1. Call to Order/Establish Quorum**-David Freund-President-Meeting called to order at 6pm. Quorum established with all Directors present and included David Freund, Leonard Cohen, Richard Beckman, Iles Winder and Aelisa Walicki. Members present included Don Doolittle, Curtis Lueck, Joe and Beverly Bannon, Susan Richards, Tina Bradley, Karen Wuestenfeld and Rick Humphreys.
- 2. Approval of Minutes**
 - A. 3.22.23 Regular Board of Directors Meeting
 - B. 5.21.23 Special Board of Directors Meeting
 - C. 5.24.23 Regular Board of Directors Meeting MinutesMotion made, seconded, and carried to approve all minutes as submitted. (Beckman/Winder)
- 3. CCR Proposed Amendments**-It was unanimously agreed to move the subject of Proposed CCR amendments earlier on the agenda. David Freund briefly reviewed the progression of any actions on the proposed amendments. David authorized management to send the proposed amendments to the attorney for review and comments. Comments received were sent to all board members by email. David Freund moved that the board meet with attorney in executive session for legal advice to discuss revisions and best practices for sending out to owners for their consent. Motion seconded by Iles Winder. Discussion held. Motion passed by a vote of 4 to 1. Management will contact the Association attorney to set up the zoom meeting.
- 4. Financial Report**
 - A. May through June 2023 Report-Iles reviewed the financial report commenting on how the accounts are set up so as to be FDIC insured on the full amount of funds held by First Citizens.
- 5. Committee Reports**
 - A. Communications-Chairperson, Gail Smith/Tina Bradley-Tina noted there have been no issues with the website. Tina noted that she sometimes is not aware of who new owners are, management will notify Tina when there is a sale and will send a current member list.
 - B. Landscape and Physical Property-Joe Bannon, landscapers coming Monday mornings now. All is going well. David noted that he received an email regarding an article about an HOA in Phoenix that was sued for not doing due diligence to make sure drainage ways were clear. Suggested that culverts be inspected annually. Joe will check out the culverts when he is out next.
 - C. Design Review-Chairperson, Leonard Cohen provided a brief report of current projects since the last meeting.
 - D. Finance Committee-Chairperson, Iles Winder-Nothing new to report.
 - E. Road Preservation Committee-Chairperson, Rick Humphreys-Rick noted that the current plan for 2024 would be to crack seal and seal coat. Larger project would be the overlay in 2027. Numbers presented to the board a couple of years ago were from 2020 with inflation data built in. Inflation has increased more than normal in the last couple of years. Rick would like to call in PMIS to do an update of the 2015 report and help the committee understand how much time they actually have to do an overlay. Estimate from PMIS to do update and management of 2024 project came in at \$9,000. Cost to do the 2015 update is \$4,250.00. Leonard Cohen moved that the cost to do the update be approved, Aelisa 2nd the motion, motion carried unanimously.
 - F. Nominating Committee-Aelisa Walicki was unanimously appointed to serve as chairman of the committee.

6. **Management Report**-Vegetation along Abington, a public road, has once again become overgrown. Management has reached out to Pima County to request trimming.
7. **Old Business-None**
8. **New Business**
 - A. CCR Proposed Amendments-Discussed earlier.
 - B. Other Business-Aelisa Walicki would like to research what mechanism board communication may have through the website.
9. **Next Meeting**
 - A. Next Meeting- September 27th, 2023
10. **Member Forum**
 - A. Written Correspondence-None
 - B. Comments from the Floor-No further comments.
11. **Adjournment**-There being no further business, a motion was made, seconded, and carried to adjourn. (Walicki/Winder) Meeting adjourned at 7:17pm.