

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

Minutes

Time: January 24th, 2024, 6pm Arizona-Zoom

- 1. Regular Meeting Call to Order/Establish Quorum-**Aelisa Walicki, President, called the meeting to order at 6pm. Quorum established with all Directors present and included David Freund, Leonard Cohen, Iles Winder, Aelisa Walicki and Richard Beckman. Management was represented by Tammy Censky. Homeowners present included Joe Bannon, Susan Richards, Tina Bradley, Rick Humphreys and Ken Wuestenfeld.
- 2. Approval of Minutes**
 - A. November 2023 Regular Board of Directors Meeting-Minutes reviewed. Motion made, seconded, and carried to accept the minutes as presented. (Beckman/Winder)
 - B. Organizational Meeting December 2023 Meeting Minutes-Minutes reviewed. Approval of minutes tabled.
- 3. Presidents Report-**Aelisa Walicki provided an overview of the functioning of the community and the board of directors.
 - A. November and December 2023 Report-Financial report included in the board meeting packet. Information briefly reviewed.
- 4. Committee Reports**
 - A. Finance Committee-Chairperson, Iles Winder, nothing more to report. Iles noted that he would schedule a finance committee in the near future.
 - B. Communications-Chairperson, Gail Smith/Tina Bradley-Tina noted she continues to do updating and clean-up of the website.
 - C. Landscape and Physical Property-Joe Bannon thanked the community for allowing him to serve on the Landscape and Physical Property Committee and announced that he is resigning. Joe was thanked for his many years of service. Joe noted that he would work with the new chair, when one is found, to update them on the operations of the committee and pass the baton. David Freund noted that he is also resigning from the committee and was thanked for his service as well. An eblast will be sent out seeking volunteers who may wish to participate. It was noted that the next committee will need to request funds for rock replenishment.
 - D. Design Review-Chairperson, Leonard Cohen reviewed the activities of the committee since the last meeting and reported. Leonard noted that Daniel Kishinami was selected as the new reviewing architect for the community as his fee schedule was more in line with what the HOA members are currently paying for submittals when his services are needed.
 - E. Road Preservation Committee-Chairperson, Rick Humphreys reported on behalf of the committee commenting on the PMIS report received. Different options are being reviewed for future maintenance and replacement. The committee requested a more affordable option from PMIS. Removal and replacement of deteriorated areas planned for this summer and crack fill and seal coat planned for next summer.
- 5. Management Report-**Provided.
- 6. Old Business**
 - A. CCR Proposed Amendments-Documents to be Mailed-Discussion held concerning the amendments and moving forward. Motion was made, seconded, and carried to accept the attorney's advice and send the amendment out for a consent vote of the membership. (Freund/Beckman) Leonard Cohen voted against the motion.
- 7. New Business**
 - A. Statute affecting parking on public roads-The statute regarding enforcement ability over public roads was discussed. It was noted that the Association will need to hold a meeting of the members to determine if the community will continue to have enforcement rights over Abington Road, which is a public road. Motion made, seconded, and carried to table the issue to a future meeting as the deadline to conduct the meeting is more than a year away. (Cohen/Freund)
 - B. Design Review Membership-Membership on the Design Review Committee was discussed. Volunteers included Iles Winder, Mary Liz Hall Freund, Danny Tecco, and Calvin Roop. Discussion held. Motion made, seconded, and

carried with a vote of 3 for and 2 against to appoint Iles Winder as a regular member and Mary Liz Hall Freund as an alternate member. (Beckman/Walicki)

- C. Open House Gate Policy-Motion made, seconded, and carried unanimously to table discussion to the next meeting. (Freund/Cohen)
- D. Other Business-None.

8. Next Meeting

- A. Next Meeting- March 27th-Regular Board Meeting

9. Member Forum

- A. Written Correspondence-No written correspondence.
- B. Comments from the Floor-Member in attendance were given the opportunity to make comments prior to adjournment.

- 10. Adjournment-**There being no further business, a motion was made, seconded, and carried unanimously to adjourn the meeting. (Freund/Cohen) Meeting adjourned at 7:56pm.