



**Tucson Country Crossing Homeowners Association, Inc.**

9410 N. Albatross Dr.  
Tucson, AZ 85742

Email: [tcchoa@TucsonCountryCrossing.com](mailto:tcchoa@TucsonCountryCrossing.com)

Telephone/Fax: 520-579-9450

[www.TucsonCountryCrossing.com](http://www.TucsonCountryCrossing.com)

**2011 ANNUAL MEETING MINUTES**

FEBRUARY 7, 2011 7:00pm

**Location:** Countryside Community Center, 9151 N. Bald Eagle Drive, Tucson, AZ, 85742

**Board Members present:**

Keith Pullen, Jennee Del Vecchio, Lloyd Wundrock, Joseph Parra, Mary Jane Doll, Colin Schmutge

Also present Danielle McPherson, General Manager

Not Present: Ericka Giesecke

**Welcome**

**Meeting was called to order at 7:04pm**

**Determine if the meeting is valid**

A quorum is 10% of those eligible to vote, represented in person or by absentee ballot  
158 eligible homeowners – 16 needed, 9 valid absentee ballots, 13 eligible homeowners present.

Quorum was established with a total of 22 homeowners represented.

**Introduction of the current Board of Directors and Officers**

Keith Pullen – President

Joseph Parra – Vice President

Jennee DelVecchio – Secretary

Lloyd Wundrock – Treasurer

Ericka Giesecke

Mary Jane Doll

Colin Schmutge

**Reading of minutes of prior Annual Meeting**

Minutes were provided and read by the homeowners – there were no questions on the minutes and a motion was moved to accept the minutes – approved and seconded

**Report of Finances – Annual Budget**

Danielle gave an overview of the financial report - it was mentioned that Keith does the majority of our repairs at no labor costs. We have had a consistent small loss over the past 3 years that is the reason for the \$1 increase. Foreclosures were mentioned – motion was moved to approve the budget – seconded and approved

### **Election of Board of Directors**

\*open the floor to nominations – no nominations

Motion was moved to accept the nominations as listed

Keith Pullen, Joseph Parra, Jennee DeVecchio, Lloyd Wundrock, Mary Jane Doll, Colin Schmutge  
– Ballots were turned in, all board members were re-elected, motioned, seconded and approved

### **Old Business**

- Entrance sign –the blue prints were displayed for view, waiting for homeowner to sign paperwork. Next step is permits, targeted date for completion is spring. We'll try to utilize volunteer labor from homeowners as much as possible. The Easement document for the entrance sign will be reviewed by Carolyn's office.
- Small No Soliciting signs are still available for homeowners

### **New Business**

- Review Annual Calendar – Spring/fall garage sale, BBQ summer and fall, yard contest will now be held in April/May.
- A suggestion was made to change the voting for the top 10 yards to non members.
- Fire hydrant – considering painting a section of the curb (15 ft on each side - 30 ft) red to keep people from parking near them. The current silver hydrants are very hard to see. How will it be enforced? Our purpose is to use the red paint as a deterrent. Joseph will follow up with the fire department and also survey where the hydrants are in our neighborhood.
- Paint colors for the entrance sign needs to be chosen.

### **Open Floor**

- Eagle Scout address painting was brought up – Keith will follow-up on that
- Garbage collection was questioned – Jennee answered and mentioned we wouldn't get a significant savings without billing the HOA and that could be a problem with foreclosures.
- Speeding buses were mentioned, it was advised to get the bus number and call the school district.
- Purple house was mentioned – all colors have been approved and proper procedure was followed
- How are we enforcing without incurring legal costs – we are sending friendly reminders and doing the best we can to handle collections on our own as much as possible to keep costs down.
- Parking - multiple trucks being parked at 9460A – (Lloyd) will follow up with this

### **Close of Meeting**

Being no further business the meeting was adjourned 8:22pm

Note: The first meeting of the newly elected Board of Directors will be held immediately after the close of the Annual Meeting