

TUCSON COUNTRY CROSSING HOA
2012 ANNUAL MEETING AGENDA
FEBRUARY 27, 2012 at 6:30PM

MINUTES

Agenda for the Annual Meeting is as follows:

Welcome

Meeting was called to order at 6:40pm

Determine if the meeting is valid

A quorum is 10% of those eligible to vote, represented in person or by absentee ballot
Quorum was established - 160 eligible homeowners – 16 needed, 5 valid absentee ballots, 16
eligible homeowners present

Introduction of the current Board of Directors and Officers

Keith Pullen – President
Joseph Parra – Vice President
Jennee DelVecchio – Secretary
Lloyd Wundrock – Treasurer

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 – seconded and approved

Report of Finances – Annual Budget

Danielle gave an overview of the financial report, it was again mentioned that Keith does the
majority of repairs at no labor costs. Discussion regarding increase of \$1 in monthly dues again
is mostly because of the consistent loss over past 3-4 years. Foreclosures again were mentioned
as the main reason for this. A motion was moved to accept the financial report and budget,
seconded and approved

Election of Board of Directors

Description of board member duties were discussed

*open the floor to nominations

5 nominations added: Tom Carlson, Bill Stott, Carmen Serrano, Valerie Boatner, Pete Petersen
Motion was moved to accept the nominations as listed – approved
Ballots were turned in all board members were elected. Motion, seconded, approved

Old Business

*Entrance sign - The completed sign was received well by homeowners, an additional center light will be added in the center for additional illumination.

*2011 projects and repairs - reviewed

New Business

Review Annual Calendar (dates are posted on the website)

Spring community garage sale – April 14, 2012 (7am to noon)

Top Ten Yards contest – April - May 2012

Summer BBQ - June 2, 2012 (6:00pm)

Fall BBQ - October 6, 2012 (6:00pm)

Fall community garage sale – October 20, 2012 (7am to noon)

Holiday Decorating contest – December

2013 Annual Meeting - February 25, 2013 (6:30pm)

Survey Results – these will be posted on the website

Open Floor

We need more overflow parking – agreed but we do not have any space. A few years ago we removed most of the large rocks by the street at the south pool and installed landscape gravel to allow pool visitors to pull part way off the street.

What are the parking allowances per house? In the garage and on the concrete pad. We are allowing “temporary overflow” parking on easements (half way off the street). There is no parking allowed in the yard.

With approval of the board you could add a concrete slab on the side of the house opposite of the front door. A homeowner asked if parking could be approved temporarily in the space where the slab extension would go, if the homeowner can't yet afford the cost of the concrete.

Could we have people who are delinquent in dues work off their dues? This is something we could look into, make sure legally we can do this and will discuss more in monthly board meetings.

What is the update on the Eagle Scout project? Keith will look further into this again.

Close of Meeting

Being no further business the meeting was adjourned 8:20pm

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