

MT. LEMMON HOMEOWNERS ASSOCIATION
Meeting Minutes

August 21, 2021

I. Call to order

- A) Sally Crum called to order the regular meeting of the MLHOA Board at 10:05 am on August 21, 2021, at the Mt. Lemmon Community Center.
- B) Sally announced a quorum of more than six officers and Board Members.

II. Roll call

President: Sally Crum

Vice-President: Jenni Zimmerman

Treasurer: Anne Skelley

Secretary: John Osborne

Board Members at large:

Matt Grossman, John Mulay, Peter Krauss, Debbie Fagan, Tom Thomas, Linda Currin

Board Members absent: Mike Bernstein.

Guests:

Beth Borozan, Pima County Supervisor Steve Christy's Office

C.J. Woodard, US Forest Service

Deputy Sloan, Pima County Sheriff's Department.

Michael Singervalt, President of the Greater Soldier Camp Association (GSCA).

Kim McNurlin, resident.

Richard Westervelt, resident.so

III. Approval of minutes from last meeting

The minutes were then approved – Jenni Zimmerman moved, and Debbie Fagan seconded.

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IV. Community Presentation

Richard Westervelt of Carter Canyon made a presentation to alert the Board and residents of his concerns regarding the potential site of the proposed sewer “Equalization Basin.” History: Mr. Westervelt expressed concern that the County might install the Equalization Basin without regard to a deed restriction reserving the school site adjacent to the sewer plant for school purposes only. Mr. Westervelt reported Pima County once re-allocated dedicated funds from a 2004 Ordinance of \$7.4 Million for Mt. Lemmon sewer restoration and used the money for a project in Avra Valley instead. Mr. Westervelt is now concerned that the County will misuse the school property to install the Equalization Basin by taking the current MLWD property previously used for the Mt. Lemmon School. Mr. Westervelt advised that the Mt. Lemmon School property has a deed restriction imposed by the last schoolteacher who owned the property, who willed it to the County upon her death, with the condition that the property always be used for school purposes. Mr. Westervelt delivered a copy of the Mt. Lemmon ordinance to Sally Crum. Mr. Westervelt advised the deed restriction should be available at the assessor’s office. John Osborne agreed to look at the underlying documents.

V. Treasurer’s Report. Anne Skelley.

- A) Anne Skelley read out the current operating numbers contained in her report.
- B) Lots of dues are coming in. Anne committed to call those who are delinquent.
- C) Ending balance \$9522 and change. CD has \$9154.38.

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VI. President's Report. Sally Crum.

- A) Awesome monsoon so far.
- B) Gary Scheer of Willow Canyon has a small fundraiser going for informational signs regarding plants.

VII. Committee Reports.

- A) USFS. CJ Woodard:
 - i) The Dixie Fire is still raging and CJ is assisting.
 - ii) The mountain is very green with flooding in certain areas.
 - iii) There is a lot of road work to do so the FS is staging a mini-excavator on the mountain to assist.
 - iv) Slash Pile burning remains on the FS radar subject to limited resources and fire suppression prioritization.
 - v) Oracle Ridge Mine. Plan of operation now submitted and under review by the FS.
 - vi) FS personnel are still focused on fighting fires as their #1 priority. Staffing changes have led to some new hires; the holes are being filled. A state crew should start working the Marshall Gulch area over the next 20-days subject to Mexican Spotted Owl restrictions.
 - vii) FS employees still under mask mandate indoors.
 - viii) Beetle kill remediation in Bear Canyon is progressing with a strategy going down onto paper. There will be no implementation until January or February due to Mexican spotted owl restrictions.
 - ix) No plans exist to open the Control Road at present due to rockslides and other priorities on 1.78M acres of Coronado Forest.
 - x) The Southern Arizona Forest Fundraiser raised \$49,000 on a goal of \$35,000. FS awarded a \$35,000 contract to revamp Butterfly Trail to start this Fall.
 - xi) A proposed Santa Catalina Trail Management Plan is on the website with an interactive map. October/November will end the 75-day

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feedback period before the FS puts together an action plan. Interested persons should provide input now.

- B) Community Center – Peter Krauss.
 - i) The ML Community Center is open.
- C) Pima County Supervisor’s Office – Beth Borozan.
 - i) FLAP grant – no update.
 - ii) Roads – Lots to fix throughout the County. Beth will find out when the bid package for Mt. Lemmon is going out.
 - iii) Wastewater – See resident comment at beginning.
 - iv) Covid – whether to declare a public health emergency again at issue; voted down so far.
 - v) ML Community Center – will remain open for the moment.
 - vi) Governor Ducey established a \$10K grant program for small business.
- D) Events Report.
 - i) Discussion of Labor Day Pancake Breakfast. Not going to happen. Stay tuned for the Chili Cookoff.
 - ii) Fall flu vaccinations set up by Peter Krauss.
 - iii) Movie night – could start doing every Friday night again. Who will run?
- E) Echoes.
 - i) Always looking for articles! See “new business” for discussion of article on the Board meetings.
- F) Mt. Lemmon Business Economic Association (“MLBEA”).
 - i) Employee shortage is the new extreme at mountain businesses. Anyone who wants work, please see Jenni Zimmerman or Graham Davies.
- G) Utilities. John Mulay.

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- i) Flow up to 45 gallons/minute from the springs – up from 6 gallons/minute.
 - ii) If sewer takes over Water District area, the MLWD has no place to go. The present location (in the old schoolhouse) is ideal.
 - iii) Search to replace Michael Stanley at the Water District continues without a viable candidate.
 - iv) Restrictions will be soon lifted. The tanks are at 90%. Turbidity is high.
 - v) Goal is to add 1 million more gallons of storage capacity.
 - vi) Jenni Zimmerman favors incentives for water harvesting – issue is how to fund incentives?
 - vii) There are some big water users on the mountain – renters compose one group – they appear ill-informed of the restrictions and renters generally appear to be high water users.
- H) Willow Canyon Homeowners/Greater Soldier Camp Association (GSCA)
- i). See New Business.
 - ii) Willow Canyon:
- I) Firewise.
- i) See Fire report.
- J) Fire. Joe Gunia.
- i) The Department is fully staffed.
 - ii) New cardiac monitor should arrive next week thanks to the “Assistance to Firefighters” (“AFG”) Round 1 grant from the State.
 - iii) A water line extension on Tucson will provide a fire hydrant for the Department to use.
 - iv) Funding.
 - (1) Water line funding: Balance of funds – use for new used fire truck approved – a contract is pending Board approval.

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- (2) Fire Station upgrade – Earmarks are still up in the air.
 - (a) Rep. Kirkpatrick recommended a “Community Development Block Grant” route as an alternative.
- (3) A marijuana tax funding source arose with 31.4% of the tax revenues collected from marijuana sales allocated to Fire/Police/Schools. In June the District received an \$1800 check. This amount will arrive monthly on a fluctuating basis. The monies will go to decrease unfunded liabilities for pensions. About \$40K of the pension fund is now unfunded.
- v) Training.
 - (1) Captain Peter Norton set an 8/28 date for volunteer training to start; to continue through the Fall.
- vi) Slash piles/hazardous fuels/clearing – Still pending personnel.
- vii) Public Protection Classification Act – periodically the Department does a safety inventory and submits a form to maintain the Department’s “Class 3 classification.” Pending.
- K) Communications. Matt Grossman.
 - i) T-Mobile is working on an upgrade – Matt thinks this may be to provide 5G service.
 - ii) Verizon tower still no word on when progress will occur.
- L) Pima County Sheriff’s Department.
 - i) Sloan emphasized that despite difficulty keeping signs up and effective, both Marshall Gulch and Butterfly trails remain closed.

VIII. Closing Topics

- A) Old business.
 - i) Discussion of composition of Board. Several members have been on the Board for many, many years and would cede their seats to others.
 - ii) Discussion of two new candidates – Kim McNurlin, a Physician’s Assistant at Tucson Orthopedics and full-time mountain resident, to join

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MLHOA Board. Discussion of Michael Singervalt, president of Greater Soldier Camp Association (GSCA), to join MLHOA Board

iii) Jenni moved and Linda Currin seconded to add Kim McNurlin and Michael Singervalt to the Board to occupy two seats to be vacated by long term board members. Sally will contact members to see who is willing to step down. Passed unanimously.

B) New business.

i) John Osborne asked to address whether to post Meeting Minutes in the Echoes. Determined for John Osborne to write “bullet points” after each meeting for inclusion in the Echoes to help keep members informed. Minutes would need to be approved first, so will not publish minutes as they are already a month out-of-date once approved.

ii) Discussion to see if Michael Singervalt would be the representative for the Forest Service cabin owners.

iii) The next meeting will occur live at 10am on September 18, 2021, at the Mt. Lemmon Community Center.

IX. Adjournment

A) Sally Crum moved. Anne Skelley seconded. Carried unanimously.
Adjourned 12:09 am.

Minutes submitted by: John Osborne

Minutes approved by: Pending.