

MT. LEMMON HOMEOWNERS ASSOCIATION
Meeting Minutes

September 18, 2021

I. Call to order

- A) Sally Crum called to order the meeting of the MLHOA Board at 10:12 am on September 18, 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.

III. Approval of minutes from last meeting

The minutes were then approved – Jenni Zimmerman moved, and Anne Skelley seconded.

IV. Treasurer's Report. Anne Skelley.

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- A) Anne Skelley read out the current operating numbers contained in her written report.

V. President's Report. Sally Crum.

- A) Sally to update the new officers with the Corporation Commission. Sally will become the MLHOA's statutory agent.
- B) Sally deferred to Pima County to respond to Mr. Westerfield's questions from the last meeting about the status of title of the County property where the sewage treatment plant and Mt. Lemmon Water District offices are located.

VI. Committee Reports.

- A) USFS. CJ Woodard:
 - i) State crews should soon start on Turkey Run brushing and 50 acres in Marshall Gulch.
 - ii) Work has not started in Middle Bear on bark beetle eradication in the absence of a FS biologist.
 - iii) Oracle Ridge Mine. FS responded to new proposed Plan of Operation since the Mine's draft Plan was incomplete. FS awaiting Mine's response.
 - iv) CJ announced the names and positions of several new FS personnel.
 - v) No change yet on trail closures, however, a new Order will issue on October 1 so check the new Order for changes when it issues.
 - vi) A proposed Santa Catalina Trail Management Plan is on the website with an interactive map. October/November will end the 75-day feedback period before the FS puts together an action plan. Interested persons should provide input now.
- B) Community Center – Peter Krauss.
 - i) Someone left the doors to the Community Center unlocked. No no no! Fortunately, no harm done.
 - ii) All Community Center volunteers are now oriented and trained. These are Jim, Paul, and Pete.

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- C) Pima County Supervisor's Office – Beth Borozan.
 - i) Beth received a detailed memo on the status of title of the County land discussed by Mr. Westerfield. There are no deed restrictions on the three lots involved. The County anticipates that sewer flow will double due to new businesses, meaning the equalization tank is necessary. It will be an underground tank and should not impact surface uses. The Water District leases its office space from the County and there are no plans to change the lease with the Water District.
 - ii) FLAP grant – DOT and the FS are working on this grant.
- D) Events Report.
 - i) The Board canceled the Chili Cookoff.
 - ii) Fall flu vaccination participants were down but Walgreens remains committed to providing this opportunity annually.
 - iii) The Christmas “White Elephant” Party will occur on December 11, 2021. Stay tuned for more details. All information should be published in the November Echoes.
- E) Echoes.
 - i) Always looking for articles!
 - ii) Discussion of ordering more copies to distribute to real estate agents.
- F) Mt. Lemmon Business Economic Association (“MLBEA”).
 - i) Jenni Zimmerman has been in touch with Peggy Body of the Arizona Economic Recover Center asking for funds for a shuttle up and down the mountain.
 - ii) Ski Valley will proceed with Octoberfest.
 - iii) The Sawmill Restaurant has succeeded in adding some new employees.
 - iv) Justin of the Mt. Lemmon Hotel is doing well following his opening. His commercial phase is moving forward towards launch. He

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will not put in a Burrito shop in his commercial phase, but has at least one renter lined up, Lisa Orozco, for her interior decoration office.

G) Utilities. John Mulay.

i) The District hired a new employee to assist.

ii) The paperwork for the water line extension on Tucson is filed with the hope the County approves the extension this Fall.

iii) Michael Stanley will continue to manage the District pending settlement upon a replacement manager.

H) Willow Canyon Homeowners/Greater Soldier Camp Association (GSCA)

i). Nothing earth shattering.

I) Firewise.

i) See Fire report.

J) Fire. Joe Gunia.

i) New cardiac monitor arrived and is in service thanks to the “Assistance to Firefighters” (“AFG”) Round 1 grant from the State. Two monitors are now in service on each truck.

ii) Funding.

(1) Water line funding: Balance of funds – use for new used fire truck approved – a contract is pending Board approval.

(2) The new fire truck shipped with anticipated arrival on Monday after this meeting.

(3) Fire Station upgrade – Earmarks are still pending via Senator Kelly’s office.

(a) Rep. Kirkpatrick recommended a “Community Development Block Grant” route as an alternative.

(b) The CDBG grant is the hardest type of grant to apply for because the applicant must go to three different banks to secure a loan, but this is futile for MLFD

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because the District owns no land for a bank to use as collateral.

- iii) Slash piles/hazardous fuels/clearing – Still pending personnel.
 - (1) Turkey Run – Expects the state crew can start on 9/20. The crew will only chip. The grant for this work expires the end of September.
 - (2) Marshall Gulch slash pile work still pending.
- iv) Received a flyer explaining cost share opportunity to get money to help defray the expense of diseased bark beetle trees. **Joe to provide John Osborne a copy of the flyer.** The reimbursement is ½ of the tree's disposal cost.

K) Communications. Matt Grossman.

- i) T-Mobile completed its upgrade work. Matt still doesn't know whether there is upgraded 4G or 5G service as a result.
- ii) An AT&T uplink resolved communications issues with its system.
- iii) Verizon tower - no word on when progress will occur.
- iv) WiFi at the Community Center broke. Matt will fix it shortly.

L) Pima County Sheriff's Department.

- i) Sloan emphasized that it is legal to pass bicyclists despite a double yellow line so long as done safely.
- ii) Loud parties – best to call 911 (“dispatch”) for prompt attention from the Sheriff. This is true for all police reports.
- iii) The Department performed several rescues over the previous month including one attempted suicide.
- iv) Sloan and the game and fish officer will enforce ATV regulations. Kids under 18 years must have a helmet. No child may ride between two adults. These types of violations for sure cannot happen on the main roads.

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- v) Question about campers on side of road. Regulations permit parking up to a 14-day limit.
- vi) Racing at night is an issue the Department is following. There are teams monitoring social media to anticipate when races will happen, and then send the teams to address.

VII. 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 MLHOA Board. Discussion of Michael Singervalt, president of Greater Soldier Camp Association (GSCA). to join MLHOA Board
- iii) Sally spoke with Michael Bernstein and Debbie Fagan, and they will step down from the Board. Thanks so much for your years of service! Michael will remain available to help. Debbie will continue to do the yellow resident hang-tags.
- iv) Jenni moved and Linda Currin seconded to add Kim McNurlin and Michael Singervalt to the Board to occupy the two seats vacated by long term board members. Passed unanimously.

B) New business.

i) John Osborne is correcting an error in prior Minutes: **Carol Mack and Dennis Cozzetti will continue to volunteer for the MLFD and did not “retire.”**

(1) Dennis resigned from the MLFD Board.

ii) Matt Grossman reported that Christina Grossman established a committee to address maintenance at the County’s Faul Nature Preserve on Carter Canyon and Sabino Parkway. She did a walk-through last Monday and identified needs. The most pressing issue is removal of a slash pile. Unfortunately, the MLFD cannot assist.

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- (1) Matt will ask Christina to send the Board a report on the Committee and its membership.

- iii) There will be no Board meeting in November and December. The next meeting of the Board will occur at 10am on February _____, 2022.(?**))

VIII. Adjournment

- A) Anne Skelley moved, Pete Krauss seconded. Carried unanimously.
Adjourned 11:44 am.

Minutes submitted by: John Osborne

Minutes approved by: Pending.