

**2005 ANNUAL MEETING  
TATUM RANCH COMMUNITY ASSOCIATION**

**December 3, 2005**

**MINUTES**

*Board Secretary read the "Opening Announcements"*

- I. **Call to Order:** *Meeting called to order at 10:02 am*
- II. **Certification of a Quorum:** *Quorum certified with the presence of Jim Houlahan, Bev Montgomery, Rick Nowell, Alan Witzer and Andrew Heckel.*
- III. **Introduction of Board and Staff:** *President, Jim Houlahan, introduced Board, Staff and Architectural Committee.*
- IV. **Guest Speaker: Commander Robert Demlong, Desert Horizon Police Precinct**  
*Commander Demlong gave a brief overview of the Police Precinct. Two Hundred Thirty (230) Officers work out of the Desert Horizon Precinct. There are about 400,000 people who live in the boundaries of the Precinct. He is working hard on getting a new Police Precinct built at Cave Creek Rd. and Smokehouse Trail. One of the advantages of the new precinct will be quicker response time to calls and police visibility which will cut down on crime. Building time frame is 2007-2008. Discussion on Tatum Ranch crime and questions from the audience were answered.*
- V. **Approval of the 2004 Annual Board Meeting Minutes:** *Motion made to accept the minutes as written. Motion seconded and carried.*
- VI. **Financial Report, Budget Projections for Year 2005:** *Homeowner equity totaling for period ending September 2005 was \$2,317,454.31. We had a new auditor for the full fiscal year and Tax-Exempt status has been filed for the Association. Reserves have been replenished 100% and the new building has been paid for in its entirety. Going forward into 2006, Budget Summary using previous forecast projections; Total Revenue we anticipate \$1,380,440. Expenses including Reserve Allocations will come in roughly at \$1,226,272. We've allocated \$242,500 for Capitol Expenditures leaving the Association with an approximate surplus just under \$12,000. **Motion made** to accept the financial minutes as presented. Motion seconded and carried.*
- VII. **President's Report:** *Board President, Jim Houlahan, gave a brief overview of his history serving on the Board. He re-capped what the CC&R's are and that the Board is governed by the CC&R's and Guidelines for Community Living. Other items discussed were: the Tatum Talk is our main vehicle of communication, the quarterly new resident Welcome Coffee, Architectural Committee process for nuisances, Event and Social Committees, marketing plan for community room, common areas and landscaping, process for Board meetings, compliance issues, volunteering for clean up committee and the Desert Broom Library.*

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- VIII. Looking Forward into 2006:** *Community Manager expanded on some of the projects lined up for our community in 2006; community signage for sub-divisions as well as monument signage. Landscaping enhancements, painting Tatum Ranch perimeter walls, Fry's development will have a McDonalds, a Wells Fargo Bank and an ice cream place, Sonoran Parkway project and involvement of the community on this project, Tax-Exempt status for the Association will take about 9 months to receive and more dog waste stations and trash cans will be added to the community in 2006.*
- IX. Community Manager's Report:** *Sean Bodkin announced that the Board and staff are very pleased with the activities the Social Committee and Event Committee planned for the 2005 year. Questions from the members were taken and answered by the Community Manager which entailed: Wash and Basin Maintenance, painting of view fences, Tatum Ranch scenic corridor.*
- X. Social Committee Report:** *Beverly Montgomery gave a history of the inception of the committee. Discussed the individual card games available to play and the ladies monthly luncheon and bowling teams. Their most important charity of the year is the holiday Adopt-a-Family where homeowners get involved either by volunteering their services to help coordinate this charity or make monetary/gift donations. Beverly introduced her Committee Coordinators and announced that she is moving from Tatum Ranch in 2006.*
- XI. Event Committee Report:** *Chairperson, Georjann Rovenstine shared with member's information on the 2005 Halloween event and the Holiday Boutique both held at the Community Center. Future 2005 projects will be the holiday "Cookies with Santa" event held at the Tatum Ranch Golf Club and the Holiday Décor Contest. 2006 plans include an Easter Egg Hunt, educational events for the Summer, Pizza and a movie night, Halloween Party and the Cookies with Santa event. For those interested in joining this committee; contact the Tatum Ranch Community office.*
- Jim Houlahan recognized the out-going Board Members, Bev Montgomery and Andrew Heckel. Also recognized were the out-going Architectural Committee Member's Harold Seligmann and Stan Seitz.*
- XII. Introduction of Candidates:** *Community Manger introduced the candidates.*
- XIII. Announcement of the 2006 Nominating Committee:** *Item not addressed*

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- XIV Election Results:** *Election results were announced by our Auditor/CPA, Clint Wasser. Mr. Wasser stated that there were 574 ballots cast and 51 of those ballots were not counted for a variety of reasons; not in good standing with their quarterly assessments and inability to identify who submitted the ballot. Following are the results:*

*John Constantine with 304 votes*

*Kathy Kulinski with 402 votes*

*Al Tobey with 285 votes*

*The Seventh Certificate of Amendment failed with a yes vote of 62.2%. This is less than the 75% of the votes needed to pass.*

- XV. Response to Homeowners Questions:** *A variety of topics/questions were discussed and answered regarding: house painting, Seventh Certificate of Amendment, Reserve Study funding, rubberized asphalt for Tatum Ranch streets, wash and basin clean up, monument signage, parking behind view fences, raising of Tatum Ranch homeowner walls and voting at the Annual Meeting.*
- XVI. Adjournment:** *Motion made to adjourn meeting at 12:25 pm .Motion seconded and carried.*