

**T.R.C.A.  
BOARD OF DIRECTORS MEETING  
APRIL 27, 2004**

**MINUTES**

**5:30 – 6:00 PM: General Discussion between Board and Architectural Committee regarding Architectural Appeal's on tonight's Agenda**

**6:00 – 6:30 PM: Appeals**

- I. CALL TO ORDER:** *Meeting called to order at 6:02 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum met with the presence of Bill Budris, Tim Cocchia, Bev Montgomery, Marty Bruckner, Andrew Heckel.*

**Board listened to homeowners regarding the below Appeals. All decisions were made in the Board of Directors Executive Session.**

**6:00 PM: 15/9, appealing \$100 pool fine for starting a pool without approval**

**6:05 PM: Tatum Village, appealing denial of addition to Plant List**

**6:10 PM: Cocomo Joe's, appealing two \$250 fines for failing to obtain prior approval before installation**

**6:15 PM: Dynamite Creek, LLC, (RE; Cocomo Joe's) appealing two monetary fines, \$250 each, assessed for failure to obtain prior approval before installation.**

**6:20 PM: 7/36, appealing installation of curbing in front of home**

**6:25 PM: Edward Jones, tabled fine from last meeting. Sean to discuss**

- III. ADJOURNMENT:** *Motion made to adjourn meeting at 6:35 pm. Motion Seconded and carried.*

**6:30 – 7:00 PM: HOMEOWNER QUESTION and ANSWER PERIOD**

**BOARD SECRETARY READ OPENING ANNOUNCEMENTS**

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**7:00 pm: GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 7:30 pm*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Bill Budris, Tim Cocchia, Bev Montgomery, Marty Bruckner and Andrew Heckel.*
- III. **APPROVAL and ACCEPTANCE OF THE MARCH 17, 2004 BOARD MEETING MINUTES:** *Motion made to accept the minutes as written. Motion seconded and carried.*
- IV. **FINANCIAL REPORT:** *For period ending first quarter 3/31/04, Total Operating Cash is \$159,739.60. Total Assets including accumulated appreciation \$236,505.56. Currently running a YTD surplus of \$97,649.44. There were questions on the Check Distribution Report. Questions were answered by the Community Manager. Motion made to approve the Financial Report. Motion seconded and carried.*
- V. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE, see fines in Bd packet**  
*Architectural Chairman presented documentation on three fines to be approved by the Board. Motion made to approve all three monetary penalties submitted by the Architectural Committee. Motion seconded and carried.*  
  
*Motion made to approve the use of the landfill at Tatum and Hunter Ct. to raise the grade to approximately 18 inches and leave the negotiation of the homeowner's share of the cost to the Community Manager. Motion seconded and carried.*  
  
*New Guidelines for Community Living are very close to being completed.*
  - **CLEAN-UP COMMITTEE:** *Next clean-up May 15, 2004 @ 7:00 am*

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- **SOCIAL COMMITTEE, see Board packet for Scheduled Community Sponsored events:** *Community Manager presented a baseline Schedule of Events. Motion made to approve the proposed schedule with amended item of changing the time on night time events to 7:00 -10:00 pm. (from 6:30 - 9:30 pm). Motion seconded and carried.*
- **DIXILETA/DESERT WILLOW PARKWAY COMMITTEE**  
*No discussion*

**VI. COMMUNITY MANAGER'S REPORT, see Board packet**  
*Community Manager's report entailed discussion on Community Room flooring, acquiring a cleaning company, new guidelines, Skinner Drive Project, Fry's development, Trojan Horse property, coupons for Tatum Talk, Social Committee, renting of the three Community Center rooms, Az Group insurance renewal, Reserve Study, new compliance person, Open house for new building, Server for the office, and bee's on common area property.*

**Server For Office:** *Server is 2 \_ years old and needs to be replaced. Board requested Community Manager to get pricing and bring request back to the Board and present at the May 2004 Board meeting.*

**Name the Room Contest:** *Entries are coming into the office. Names will be presented to the Board at the June Board meeting. The Board will make the selections at that time.*

**Bee's in Common Area:** *A homeowner is requesting reimbursement for a bill he paid on behalf of the Association. He sighted bee's in the common area and took it upon himself to call a company and have the bee's removed. The cost was \$355.00. The Board consensus was to take no action at this time.*

**The Board thanked Sean for his time and effort he put into the completion of the new building. Sean took an interest in the building beyond what most people would and the Board thanks him and appreciates the effort he made.**

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**VII. NEW BUSINESS**

- **REVIEW OF FEES FOR HOMEOWNERS WHO MOVE WITHIN TATUM RANCH:** *The Board decided not to address this item at this point in time.*
- **NEW BUILDING OPEN HOUSE:** *Scheduled for Saturday August 21, 2004, same day as the next Town Hall Meeting. Time is 9:00 am.*
- **ART FOR NEW BUILDING:** *Association looking for art for the new building. The Board requested the Community Manager to explore guidelines for the "art" and have it as an agenda item at the May meeting. Items to consider would be theme and type of art.*

**Brignall Change Order:** *Motion made to approve the change order for \$9,560. Motion seconded and carried.*

*Motion made to dispute the architect's bill in the full amount of \$16,013. Motion seconded and carried*

**VIII. OLD BUSINESS**

- **BOARD DISCUSSION ON TATUM RANCH AUDITOR:** *Treasurer presented three specific names. Community Manager will send out information to them requesting bids and once bids are in they will be presented to the Board.*
- **INSURANCE BIDS FOR ASSOCIATION:** *Three different companies were solicited. Only one company provided a valid bid.*
- **FEE SCHEDULE FOR NEW BUILDING:** *See Social Committee comments under Committee Report. Schedule has been printed.*
- **PAYMENT SUBMITTED FROM HOMEOWNER FOR REPLACEMENT PLANTS IN REAR YARD, see Bd packet:** *Motion made to deny the payment to the homeowner in the amount of \$259.02. Motion seconded and carried.*

**IX. ADJOURNMENT:** *Motion made to adjourn meeting at 9:07 pm. Motion Seconded and carried.*

**APPROVED BY:**

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**Bill Budris**  
**Board President**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Marty Bruckner**  
**Board Secretary**

\_\_\_\_\_  
**Date**