

**T.R.C.A
BOARD OF DIRECTORS MEETING
AUGUST 18, 2004**

MINUTES

6:00 PM

Monetary Fine Appeal

- **CALL TO ORDER:** *Meeting called to order at 6:00 pm*
- **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of the Tim Cocchia, Bev Montgomery, Andrew Heckel and Marty Bruckner. Bill Budris by Proxy*
- **31-B Appealing monetary fine of \$50 received for street parking**
Motion made to uphold the fine. Motion seconded and carried.
- **ADJOURNMENT:** *Motion made to adjourn @ 6: 04 pm. Motion seconded and carried*

6:30 – 7:00 PM

HOMEOWNER and QUESTION AND ANSWER PERIOD

7:00 PM

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order @ 6:43 pm*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the Presence of Tim Cocchia, Bev Montgomery, Andrew Heckel and Marty Bruckner. Bill Budris by Proxy.*
- II. **APPROVAL and ACCEPTANCE OF THE JULY 21, 2004 BOARD MEETING MINUTES:** *Motion made to accept minutes as presented. Motion seconded and carried.*
- III. **FINANCIAL REPORT:** *Period ending 07/31/04, Total Operating Cash for the Association, \$80,245.07. Total Liquid Assets, \$202,797.12. Total Hard Assets excluding accumulated depreciation, \$1,514,999.50, leaving the association with assets of \$1,798,041.69. YTD surplus running to the positive, \$845,858.75. **Motion made to approve financials as presented. Motion seconded and carried.***
- III. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *Committee will have the Nuisance Form completed by the September Board meeting.*
 - **CLEAN UP COMMITTEE, next clean up Sept. 18th @ 7:00 am**
Children are welcome at the clean-up with parental supervision
 - **SOCIAL COMMITTEE:** *The Committee will gear up the week of September 13th.*

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- **EVENT COMMITTEE, see Bd. Pkt.:** *Motion made to approve the Event Committee's budget for the events presented. A Halloween Parade for \$1350 and a popcorn machine for \$350. Plus the Talent Show budget of \$3900 (high end range). Motion seconded and carried.*

The Committee will be able to utilize the Community Room for their meetings. Committee's minutes should be presented to the Board and then may be posted to the Tatum Ranch web site. Community Manager will check on Committee's liability with our insurance company. Community Manager will check with attorney on 50/50 raffle and taxable ramifications. Committee may not take flyers door-to-door. Committee should use commercial vendor bulletin boards or T.R. bulletin boards. Tatum Ranch can not support an "exclusive vendor" list nor can we place an article in the Tatum Talk regarding such.

- IV. COMMUNITY MANAGER'S REPORT:** *Community Manager working on commercial package/signage guidelines, We have sponsorship from Qwest, Safeway Wilhelm Automotive and the Cave Creek Museum for the Grand Opening, Fire and the Police Depts. are working on the arson that happened in the Falcon Ridge development, 19 homeowner responses on the survey have been received, the Primary and General elections will be held at the Community Room for the Dixileta Precinct only, art work in the Community Room came from the Sonoran Art League, office server has been ordered, there is an active south bound turn signal on Dynamite, Tatum and Cave Creek turn signals should be active in three weeks, Community Event schedule will be on the web site and in the Tatum Talk, Trojan Horse property was pushed back to Feb. 05, Skinner Drive is completed, there will be no taxation to T.R. homeowners for the utility lines that will be buried to support the Sonoran Preserve,*

Motion made to establish a Policy that when anyone rents the space in the Community Center, whether it be free or not, should be charged a clean up fee and if the room is returned to the satisfaction of the Board (office) then that fee should be returned. Motion seconded and carried.

V. NEW BUSINESS

- **DISCUSSION ON WHERE TO PLACE LIQUID CASH. Community Mgr. and Treasurer recommendation(s):** *Motion made to allocate \$100,000 and move \$50,000 into a 90 day CD with World Savings and something equivalent for the balance. Motion seconded and carried*

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VI. OLD BUSINESS

- **ARCHITECTURAL COMMITTEE'S CONFIDENTIALITY STATEMENTS, see Bd. Pkt.:** *Board requested that all Architectural Committee Members sign off on the confidentiality agreement. **Motion made** to adopt a Policy that upon election or **from now** that any elected person, be it, elected Board Member, elected Architectural Committee Member or Office Staff along with appointed members would be required to sign the confidentiality agreement within 30 days or the Board would use its' authority under the Fifth Certificate of Amendment to the Amended and Restated Declaration of the CC&R's of Tatum Ranch, section D-3, to remove them from their position. Motion seconded and carried.*
- **SONORAN PARKWAY MEETING, slated for 8/19, 6:30 – 8:00 pm in the Community Room:** *Expecting a large participation. Councilwoman, Peggy Neely will attend along with Dept. of Street Transportation, Tom Callow and Director of Planning, Dave Ricker.*
- **ART WORK FOR COMMUNITY ROOM, discussion:** *Place an article in the Tatum Talk inquiring if homeowners, who are artists, would like to hang their art at the Community Center.*

IX. ADJOURNMENT: *Motion made to adjourn meeting at 7:35 PM. Motion seconded*

APPROVED BY:

_____ **Marty Bruckner, Board Secretary**

_____ **Date**