

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

August 2, 2005

MINUTES

**APPEALS
6:00 - 6:30 PM**

- I. CALL TO ORDER:** *Appeals called to order at 6:06 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Bev Montgomery, Rick Nowell, Andrew Heckel. Jim Houlahan was not present but was there via speaker phone communication.*
- III. ARCHITECTURAL APPEALS**
- 6:00 pm:** (13/74), Appealing disapproval of address house numbers: ***Motion made to deny the appeal. Motion seconded and carried.***
- 6:05 pm:** (19/96), Appealing disapproval of entry steps: ***Motion made to deny appeal and encourage homeowner to work with the Architectural Committee to try to come up with some amicable solution on this matter. Motion seconded and carried.***
- 6:10 pm:** (41/90), Appealing disapproval of play set: ***Motion made to approve the appeal with the stipulation that if we do get complaints from neighbors; that would be considered a nuisance and would need to be addressed again. Motion seconded and carried. Rick Nowell was a nay vote.***
- 6:15 pm:** (7/97), Appealing disapproval of bench and statues: ***Motion made to approve the appeal. Motion seconded and carried.***
- IV. COMPLIANCE APPEALS**
- 6:20 pm:** (6/198), *Appealing \$50 fine for basketball hoop: **Motion made to deny the appeal. Motion seconded and carried.** Fine of \$50 stays.*

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

August 2, 2005

MINUTES

6:25 pm: (41/115), Appealing \$50 fine for parking of a commercial vehicle: ***Motion made** to waive the \$50 fine with the stipulation that the next one will not be waived. **Motion clarified** to waive the \$50 fine on the commercial vehicle with the stipulation that if it does come before the Board again the penalty will be \$100. Motion seconded and carried. Rick Nowell abstained.*

6:30 pm: (12/122), Appealing \$50 fine for street parking: ***Motion made** to approve the appeal and waive the \$50 fine. Motion seconded and carried.*

6:35 pm: (12/41), Appealing \$100 fine for street parking. ***Motion made** to deny the appeal and uphold the fine of \$100. Motion seconded and carried. The Police had to be called to the Association Office because homeowner was out of order, belligerent and unruly.*

- **MOTION AND VOTE ON \$100 ARCHITECTURAL FINE**, see **Bd Pkt:** *Deferred until the Board has a chance to discuss with the Architectural Committee.*

V. ADJOURNMENT: ***Motion made** to adjourn meeting @ 7:10 pm*

GENERAL MEETING:
6:30 -7:00 PM

- I. CALL TO ORDER:** *Meeting called to order at 7:17 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Bev Montgomery, Rick Nowell, Andrew Heckel. Jim Houlahan was not present but was there via speaker phone communication.*
- III. APPROVAL and ACCEPTANCE OF THE JULY 5, 2005 BOARD**, see **Bd Pkt:** ***Motion made** to approve minutes of the July 5, 2005 Board Meeting. Motion seconded and carried.*

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

August 2, 2005

MINUTES

- IV. FINANCIAL REPORT, see Bd Pkt: Operating Cash or period ending 06/30/05 totaled \$118,927.94, Liquid Reserves \$647,144.75, Hard Assets including Accumulated Appreciation \$1,517,731.54 leaving the Association with Total Assets for period ending 06/30/05 \$2,283,804.23. Motion made to approve the Financial Report. Motion seconded and carried.**
- V. COMMITTEE REPORTS: NONE**
- VI. COMMUNITY MANAGER'S REPORT: see Bd Pkt. SEE HOMEOWNER QUESTION AND ANSWER PERIOD**
- VII. NEW BUSINESS**
- **USE OF TATUM RANCH NAME FOR A BUSINESS**
Motion made to approve the use of the name Tatum Ranch for the cleaners with the stipulation that it is reviewed in ten (10) years and the name can not be sold if he sells the business. Motion seconded and carried.
 - **FINE MONIES TO PAY FOR RE-PLANTING:** *Table and place on September Board agenda. Community Manager to get quote on replacement of trees lost in recent storm.*
- VIII. OLD BUSINESS**
- **FINAL AUDIT RESULTS, see Board packet:** *Office has implemented suggestions made by auditor.*
 - **CHANGING BOARD MEETING DATES:** *Board Meetings and Village Planning Committee meetings on the same date. Conflict as to which function Community Mgr. should attend if Board dates are not changed. Board will review their calendars for Board Meeting change dates and get back with Community Manager.*
- IX. ADJOURNMENT: Motion made to adjourn meeting at 7:32 pm Motion seconded and carried.**

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

August 2, 2005

MINUTES

HOMEOWNER QUESTION AND ANSWER PERIOD

7:00 - 8:00 PM

Items discussed were a homeowner's on-going problem with pigeons, community signs, Mad Science Camp, Board Pkt info, marketing of building, Enclave Park and Fry's update.

Community Manager discussed his monthly report which consisted of updates on: Nothing new with the Sonoran Parkway project, no final dispositions on nuisances, tentative 2006 budget will be in September's Bd Pkt. Working with landscaping service on budget for 2006, Community Manager to get with Bd. Treasurer on signing off on Tax Exempt Status; response time is anywhere from 6 wks to 9 mo., Rental Property Amendment will be on Annual Meeting Agenda; pro/con list will be in the Sept. Tatum Talk, all 2005 sub-division signs are installed, original scope of wall painting project has been completed; another 2300 linear feet was added to the paint project, Reserves are back at 100%, Trojan Horse Property Hearing is scheduled for Sept. 14th, Fry's meeting scheduled with homeowners for August 15th, sheet metal ordered for roof, mini park homeowner responses will in the Sept. Bd pkt. Board training deferred to after the annual election, doggie stations are being used, nothing new on CAI certification, irrigation pressure regulators are working well, seeking another bid on insurance rates, Desert Willow Estates turnover is almost complete, Tatum Ranch evacuation plan will consist of listing emergency numbers in the Tatum Talk.

Approved By: _____

Board President

Date

Board Secretary

Date