

**T.R.C.A.
BOARD OF DIRECTORS MEETING
DECEMBER 17, 2003**

MINUTES

- **CALL TO ORDER:** *Meeting called to order at 5:28 pm*
- **VERIFICATION OF A QUORUM:** *Quorum verified with the presence of Bill Budris, Tim Cocchia and Beverly Montgomery. Andrew Heckel entered the meeting at 5:47 pm*

THE BOARD AND THE ARCHITECTURAL COMMITTEE HAD GENERAL DISCUSSION REGARDING THE UP-COMING ARCHITECTURAL APPEALS ON THIS BOARD AGENDA.

- **APPEALS TO BE HEARD:**

6:00 pm: 43A/60, appealing \$50 fine on street parking: *Motion made to divide the \$50 fine in half (reduced to \$25). Motion seconded and carried.*

6:05 pm: 32A/25, appealing trash can fine: *Motion made to waive the fine and let the homeowner know that if she receives another fine it will be a \$50 fine per the fine schedule.*

6:10 pm 32A/60, appealing \$50 street parking fine: *Motion made to uphold the penalty of \$50 due to the long history. Motion seconded and carried.*

6:20 pm: 28/10, appealing disapproval of paint color for front door: *Motion made to uphold the Architectural Committees decision to disapprove the paint color for the door. Motion seconded and carried.*

6:25 pm: 32A/18, appealing disapproval of plant: *Motion made to uphold the Architectural Committees decision. Motion seconded and carried.*

6:30 pm: Happy Harry's Car Wash, appealing monetary fine assessed for signage: *Motion made to uphold the Architectural Committees fine on Happy Harry's. Motion seconded and carried*

6:35 pm: Dynamite Creek, LLC, appealing denial of two requested signs previously approved by the Board of Directors, also appealing the approval of two monument signs on the Super Pumper property: *Motion made to amend the Architectural Committees approval of the Supper Pumper sign to have the sign on Dynamite shifted 15 feet to the East if the City requires that. Motion seconded and carried. Motion made to amend the Architectural Committees decision on the number of signs to allow two signs on Dynamite Blvd. Motion seconded and carried.*

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decision on the number of signs to allow two signs on Dynamite Blvd. Motion seconded and carried.

- **ADJOURNMENT:** *Motion made to adjournment meeting at 6:45 pm*

HOMEOWNER QUESTION and ANSWER PERIOD

READING OF "OPENING ANNOUNCEMENT"

WELCOME and OPENING STATEMENTS

- I. CALL TO ORDER:** *Meeting called to order at 7:09 pm*
- II. VERIFICATION OF A QUORUM:** *Verification of Quorum was met with the presence of Bill Budris, Tim Cocchia, Beverly Montgomery and Andrew Heckel*
- III. APPROVAL and ACCEPTANCE OF THE NOVEMBER 19, 2003 BOARD MEETING MINUTES:** *Motion made to accept the minutes as written. Motion seconded and carried*
- IV. FINANCIAL REPORT:** *Treasurer reviewed financials and had no questions regarding the same. Total Operating cash for month ending November 30, 2003 was \$33,663.49. Balance Sheet Total Operating Cash was \$25,807.54. Audit draft is being reviewed. Open bidding will take place for new auditor in 2004. Cash flow and operating income in 2004, another issue will be a possible shortfall during the year upon which an option of a revolving bank line of credit to leave us some flexibility on paying it off as increased cash flow comes in. Motion made to accept financial report. Motion seconded and carried.*
- V. COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE, fines to be discussed see Board packet** *Joe Amstadt has been made an alternate on the Committee. New Guidelines are still in the process of being re-written. Motion made to approve the \$100 penalty assessed to a homeowner for doing work on home without prior application to Architectural Committee. Motion seconded and carried. Motion made to approve the Committees proposed fine of \$100 to a homeowner for beginning construction of a pool without prior application to the Committee. Motion made to open the floor to homeowner, Stephen Schwertley. Motion seconded and carried. Motion made to reduce a \$150 fine to \$100 for beginning construction of a pool without prior application to the Architectural Committee. Motion seconded and carried.*

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- **CLEAN UP COMMITTEE:** *next clean-up is scheduled for January 10th @ 8:00 am*
- **SOCIAL CLUB:** *Social Club adopted six families this year for Christmas. Jan. 20, 2004 will be a one day trip to Algodones, Mexico and January 24, 2004 will be a community "Fun Night Out" Greek night.*
- **DIXILETA/DESERT WILLOW PARKWAY COMMITTEE:** *Tim Cocchia, Committee Chairman will e-mail committee members with a date for the next meeting.*

VI. COMMUNITY MANAGER'S REPORT: *Board requested a change in format for Manager's Report for review of time frame for future pending projects. The Community Manager covered topics of Block Watch, 3rd draw for Community Center is due, \$191,692. Trojan Horse property, Fry's development, Skinner Drive, there are truss problems with the new building, the ceiling will need to be lowered from 12 ft. to 11 ft. because of duct work and design issues. The issues with the golf course have been worked out in regards to altering their property for the mutual benefit of the new building and their drainage concerns. Motion made to approve the new building change orders. Motion seconded and carried. One Board Member abstained.*

VII. NEW BUSINESS

- **APPROVE 2004 ASSOCIATION BUDGET, see Board packet**
Motion made to approve budget as written. Motion seconded and carried.
- **MOTION and VOTE TO DRAW FROM RESTRICTED FUNDS**
Motion made to approve drawing on our Restricted Reserves for the purpose of the building. Motion seconded and carried.
- **SIGNERS ON ASSOCIATION ACCOUNTS, Board discussion**
*Motion made for TRCA's current accounts, except for the accounts Community Manager will be closing in the near future, that we make a standing Policy for the Board that the President, Vice President, Treasurer and the Community Manager are signers on the account, with the stipulation that the Vice President is only to use his authority on the account if he is acting as the President. Motion seconded. **Motion amended to have the Vice President be able to sign at any time rather than just as acting President.** Motion seconded and carried.*

Motion made to set a Board Policy that any checks over \$5,000 require a dual signature. Motion seconded and carried.

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- **USE OF COMMUNITY ROOM, see Board packet**
Board to send questions to Community Manager, he will compile a list of these questions and present them at the next Board meeting. Board will discuss rental of Community Room at the February 28th Town Hall Meeting.
- **DISCUSSION ON POSTING SPECIFIC TIMES TO BOARD AGENDA, ALSO ADDRESSING THE 5:30 START TIME**
From this point forward the times of the specific areas of the meetings will be posted to the Board Agenda. 5:30 pm will be start of the meeting, 6:00 pm the Appeals will be heard, 6:30 will be the Question and Answer period and the General Meeting will begin @ 7:00 pm.

VIII. OLD BUSINESS

- **GROUP HOME CONCERNS, see Attorney opinion in Board packet**
Attorney opinion came in on the Group Home: Attorney states that Group Homes fall under a protected class. Protected by Federal Statutes and specific Arizona Statutes. Caution should be used when addressing issues with them. We should welcome them into the community. The office will address CC&R violation with them if they are out of compliance.
- **TRCA AUDIT DRAFT, discussion with Association Treasurer regarding draft, see Board packet**
Payment made to auditor. Association should receive the final audit within two-three weeks.
- **SELECTION OF ASSOCIATION AUDITOR, tabled from November meeting**
Treasurer and Community Manager compiling a list of auditor's for consideration for a new Tatum Ranch auditor.
- **SOLICITATION POLICY, see Board packet for Lieutenant Zumpstein's requirement for "No Solicitation"**
Solicitation signs that Tatum Ranch erected are a deterrent. Homeowners should contact the solicitor and request not to be solicited.

IX. ADJOURNMENT

Motion made to adjourn meeting at 8:21 pm. Motion seconded and carried.

APPROVED BY:

Bill Budris
Board President

Date