

**TATUM RANCH
BOARD OF DIRECTORS MEETING
DECEMBER 13, 2005**

MINUTES

APPEALS 6:00 PM – 6:15 PM

- I. CALL TO ORDER:** *Meeting called to order at 6:11pm*
- II. VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Jim Houlahan, Rick Nowell, Alan Witzer, John Constantine and Kathy Kulinski*
- III. ARCHITECTURAL APPEALS:**
- 6:00 pm: 11/35, appealing \$25 fine on installation of a flagstone pathway without prior approval from Architectural Committee:** *Motion made that the fine stands as is and that in addition they place a request to the Architectural Committee for an O.K. for the flagstone. Motion seconded and carried (note to file; the Architectural Committee did subsequently approve the flagstone).*
- 6:05pm: 14/96, appealing disapproval of a canopy umbrella:** *Motion made to uphold the findings of the Architectural Committee. Motion seconded and carried.*
- IV. ADJOURNMENT:** *Motion made to adjourn meeting @ 6:38 pm*
- HOMEOWNER QUESTION and ANSWER PERIOD 6:15 pm – 7:00 pm**
Criteria discussed during this period were: planting at monument sign on Desert Willow, basketball sport court, rental properties on Tatum Ranch and revisions to the Seventh Certificate of Amendment.

GENERAL MEETING 7:00 PM

- I. CALL TO ORDER:** *Meeting called to order at 7:22 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jim Houlahan, Rick Nowell, Alan Witzer, John Constantine and Kathy Kulinski.*
- III. APPROVAL & ACCEPTANCE OF THE NOVEMBER 8, 2005 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written with the exception of correcting the spelling of Rick Nowell's last name. Motion seconded and carried*

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- IV. FINANCIAL REPORT:** *Financial Report was given by the Community Manager. As of the end of October 05 there were Total Assets of \$2,413,475.00 and of this total \$273,739 is in Operating Cash. \$648,568 is in savings/investment accounts. \$1,491,166.80 in Capital Equipment (Bldg, furniture, fixtures). We are \$22,000 off in Assessments which is accounted for in delinquencies. We've almost broke even on the income/expenses on the room rentals. Interest & Other Income is \$188,000. Landscaping and utilities expenses are slightly over budget. Motion made to accept the Financial Report as presented. Motion seconded and carried.*

At this point in the meeting, Board President Jim Houlahan tendered his resignation to the Board.

V. COMMITTEE REPORTS

✚ ARCHITECTURAL COMMITTEE

- **NUISANCE POLICY UPDATE:** *Committee has directed nuisances back to the office staff. Community Manager to draft new Nuisance Guidelines and present to Board*
- **PAINT PALETTE STATUS:** *Paint palette stays the same with the garage doors being painted the body or trim color (no pop out color).*
- **PROPOSED NEW GUIDELINE CHANGES:** *Work in progress*

✚ SOCIAL COMMITTEE: *No report given*

- ✚ EVENT COMMITTEE:** *Santa Party very successful with 134 people in attendance. The event will be a February Valentine themed event with a local chef preparing desserts for the function. **Motion made** to support the Valentine event at \$2000-\$2400 as needed. Motion seconded and carried.*

Chairperson requested that her volunteers be able to attend the Events where they perform volunteer work at no cost to them. Board agreed as long as they were actually doing volunteer work at the event.

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✚ **CLEAN UP COMMITTEE, NEED TO SELECT 2006 DATES**
Eight homeowners helped out at the last clean up. Refer to January Tatum Talk and website for 2006 clean up dates.

✚ **GOVERNMENT COMMITTEE:** *Board requested that Community Manager ask the Association Attorney if supporting a political cause (not a candidate) would create a conflict of interest for the Association. This would pertain to the up-coming Bond Election.*

VI. COMMUNITY MANAGER'S REPORT: *Items reviewed: Sonoran Parkway is looking at additional proposals on Tatum Blvd being four (4) lanes not six (6), Architectural Committee will declare nuisances and staff will handle them, Tax-Exempt Status still pending, Surplus Funds still need to be invested, Trojan Horse salvage process will take place in Feb. 06, Wells Fargo bldg. approved at last Architectural Committee meeting, roofing caps completed, Enclave trees have not been moved yet but is scheduled, Board to review other options for bird stop problem, Community Manager to send letter to surrounding homeowners who live by the "bird stop" home.*

VII. NEW BUSINESS

✚ **ELECTION OF BOARD OFFICERS:** *Motion made to nominate Rick Nowell as President of the Board. Motion seconded and carried.*

Motion made that John Constantine be elected as Vice President. Motion seconded and carried.

Motion made to nominate Alan Witzer as Secretary/Treasurer. Motion seconded and carried.

Board discussed having President Rick Nowell ask Al Tobey to fill the the vacant spot on the Board in the Treasurer position.

✚ **BOARD SIGNATORIES ON BANK ACCOUNTS, Wells Fargo & Copperstar Bank:** *Motion made that all Board Members have signatory power on all checking accounts with the right for them to decline if they do not feel comfortable with that power. Motion seconded and carried.*

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- ✦ **FUNDS DISBURSEMENT POLICY**, establish dollar authority for Board Members and Community Manager: *Motion made to include language noted on the Funds Disbursement Policy to allow for non-recurring expense over \$5,000 to require two signers without further Board approval and a maximum of six (6) signers to include all Board members and Community Manager. Motion seconded and carried.*

- ✦ **2006 BOARD MEETING DATES**: *Meetings will remain the second Tuesday of the month.*

- ✦ **2006 TOWN HALL MEETING DATES**, customary to have them in the first, second and third quarters only: *Town Hall meetings for 2006 will be February 4th, May 23rd and September 16th. The February 4th meeting will be called "A Brunch with the Board" beginning at 10:30 am to noon.*

- ✦ **BUILDING ALARM CALL LIST**: *Community Manager, Alan Witzer and Rick Nowell will be on the Alarm Call list. Motion made that all Board Members have security code access to the activity area of the office. Motion seconded and carried.*

- ✦ **PROXY PROCESS FOR BOARD MEMBERS**: *Motion made that we rescind the Amendment to the By-Laws dated 14, October 2003. Motion seconded and carried. Community Manager will draft Amendment change.*

- ✦ **PARCEL ONE STREET BIDS**: *Motion made to accept the Ace bid on the street project for Parcel One. Motion seconded and carried.*

- ✦ **CONVERSION OF TERRA VISTA APARTMENT COMPLEX TO CONDOS**: *Board requested that the legal conversion documents for the complex be sent to the Board and the Architectural Committee for review. Also, any legal expense the Association incurs because of the conversion must be paid for by Terra Vista apartments.*

- ✦ **CONVERSION OF AZURE CREEK APARTMENT COMPLEX TO CONDOS** *Board requested that the legal conversion documents for the complex be sent to the Board and the Architectural Committee for review. Also, any legal expense the Association incurs because of the conversion must be paid for by Azure Creek apartments.*

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✦ **“PREFERRED BUSINESS” PROPOSAL FROM EDWARD JONES, A TATUM RANCH BUSINESS.** *The Board said no to this proposal based on the inappropriateness of endorsing this type of business.*

✦ **MOTION and VOTE ON NOMINATING COMMITTEE AND CHAIRPERSON:** *John Constantine will be the Board Chairperson and members will be Lynne Amstadt, Frank Schiller and Karen Smith-Lovejoy. Two more homeowners need to be added to the committee.*

VIII. OLD BUSINESS

✦ **ANNEXATION OF NEW COMMUNITY (10 acres) INTO TATUM RANCH, DISCUSSION ON ROADWAY EASEMENT:** *Need access to Desert Willow Pkwy (40 ft. of common area). Motion made to offer an easement to our property for \$5,000 for each unit built to be paid upon close of each property for right of exchange of easement to our property and allow him to make the effort to become part of Tatum Ranch. Motion seconded and carried.*

✦ **PLACEMENT OF \$50,000 FROM LIQUID RESERVES, SPECIFICS:** *Community Manager to work with Treasurer on this investment.*

✦ **SELECT BOARD TRAINING DATE:** *Carry-over to January 06 Board meeting.*

✦ **WAIVED COMPLIANCE FINE:** *Reviewed by Board*

✦ **DISCUSSION ON \$42,000 FOR LANDSCAPING INCREASE; FROM AN EIGHT WEEK SCHEDULE TO A SIX WEEK SCHEDULE:** *Motion made to not act on the budgeted item of spending \$42,000 to go from an eight week to a six week frequency on maintenance. Leave it as it is. Motion seconded and carried.*

✦ **BOARD DISCUSSION ON THE FAILURE OF THE SEVENTH CERTIFICATE OF AMENDMENT; WHAT IS THE NEXT STEP?** *Motion made that the Board form a committee with Karen Smith-Lovejoy as the chairperson to try to develop a committee to work on the issue of homeowner rentals. Motion seconded and carried. Karen to call Community Manager to discuss members on this committee.*

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✚ **ANNUAL MEETING FEEDBACK AND DISCUSSION:** *No discussion at this time.*

Tree in the Wall Issue (Helsel 40/60): *Motion made that we allow him to cut the height of fence down so that it doesn't interfere with the tree and fix the fence so that it is presentable and submit it to the Architectural Committee prior to him making any changes. Motion seconded and carried*

Lugo Wall: *Board instructed Community Manager to tell Mr. Lugo that he needs to take the wall down.*

IX. ADJOURNMENT: *Motion made to adjourn meeting @ 11:40 pm. motion seconded and carried.*

Approved By: _____
Board President Date

Approved By: _____
Board Secretary Date

