

**T.R.C.A.
BOARD OF DIRECTOR'S MEETING
FEBRUARY 18, 2004**

MINUTES

5:30 - 6:00 pm : General discussion between Board and Architectural Committee regarding Appeals being heard at this meeting.

- **CALL TO ORDER:** *Meeting called to order at 5:30 pm*
- **VERIFICATION OF A QUORUM:** *Bill Budris, Tim Cocchia, Andrew Heckel, Marty Bruckner Bruckner and Bev Montgomery*

APPEALS:

6:00 pm: 09A/17 **FINE APPEAL:** **Street Parking:** *Board discussion, decision made in Executive Session Board meeting.*

6:05 pm: 6/224 **FINE APPEAL:** **Commercial Vehicle Parking** *Board discussion, decision made in Executive Session Board meeting.*

6:10 pm: 7/36 **ARCHITECTURAL APPEAL:** **7/36, APPEALING CURBING ALONG DRIVEWAY AND WALKWAY:** *Motion made to overturn the Architectural Committee's decision's which forces this to be denied and encourage them to consider this as a variance. Motion seconded and carried.*

- **ADJOURNMENT:** *Motion made to adjourn meeting at 6:19 pm. Motion seconded and carried*

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

BOARD SECRETARY TO READ OPENING ANNOUNCEMENTS

7:00 PM: **GENERAL MEETING**

WELCOME and OPENING STATEMENTS

- I.** **CALL TO ORDER:** *Meeting called to order at 7:05*
- II.** **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Bill Budris, Tim Cocchia, Bev Montgomery, Andrew Heckel and Marty Bruckner*
- III.** **APPROVAL and ACCEPTANCE OF THE JANUARY 21, 2004 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written .Motion seconded and Carried.*
- IV.** **APPROVAL and ACCEPTANCE OF THE FEBRUARY 2, 2004 SPECIAL BOARD MEETING MINUTES:** *Motion made to approve minutes as written. Motion Seconded and carried*

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MINUTES

V. FINANCIAL REPORT

As of 01-31-04 Total operating cash is \$69,921.32). Total savings and investments \$479,017.74. Total assets are \$486,661.31. Checks questioned were #2171/Brignall Construction for \$421.37, this was for a required permit form the City of Phoenix.. Check # 2186/Frank Redmond & Assoc for \$47,405.55, this was for furniture for new building. Check #2156/Canyon Echoes for \$3,975 for landscaping work on Lone Mt .Check, # #2157/Purchase Power for \$1591.21 for office postage. Motion made to approve the financial statement. Motion seconded and carried.

VI. COMMITTEE REPORTS

- **ARCHITECTURAL COMMITTEE REPORT, see Bd pkt for fines to be discussed**
Addition of Annuals in pots was added to the Plant List. Preliminary final draft has been sent out. The Committee would like to add one more garage sale per year (making it three for a calendar year). The Committee will be presenting the Board a resolution on drive way extensions
Motion made to approve the two Architectural fines each in the amount of \$100 for beginning construction of swimming pools prior to Architectural Committee approval. Motion seconded and carried.
- **CLEAN-UP COMMITTEE, next clean-up is March 13th @ 8:00 am**
Next clean-up is Saturday, March 13 @ 8:00 am.
- **UPDATE ON SOCIAL CLUB**
The Tubac trip went well. March 3rd is the Kartchner Caverns trip. On Feb 17th the Social Club Committee met and made a decision to discontinue collecting dues for the social club in-light of the new proposed operation of the Community Center.
- **UPDATE ON DIXILETA/DESERT WILLOW PKWY COMMITTEE**
Nothing new to report at this time.

VII. COMMUNITY MANAGER'S REPORT

Change orders on the new building were presented to the Board as follows:
Change Order #2306-02. Motion made to approve the change order #2306-02. Motion seconded and carried. **Change order #2306-06 for propane tank.** Motion made to approve Change Order #2306-06. Motion seconded and carried. **Change order #2306-09 on colored concrete.** Motion made to approve Change Order # 2306-09. Motion seconded and carried.. **Change order # 2306-11 for hanger for roof framing.** Motion made to accept Change Order #2306-11. Motion seconded and carried . **Change Order # 2306-14 for re-route for ice maker.** Motion made to approve change order #2306-14. Motion seconded and carried. **Change order # 2306-17 for fire hydrant.** Motion made to approve change order #2306-17. Motion seconded and carried. **Change order #2306-21 for design issue.** Motion made to approve change order 2306-21. Motion seconded and carried

FEBRUARY 18, 2004

MINUTES

Change order # 2306-18A for stuccoing soffets. Motion made to approve change order #2306-18A. Motion seconded and carried. Change order #2306-23 for survey, concrete rip-rap, swale & demolition. Motion made to partially approve #2306-23, approving specifically survey, concrete, rip-rap, swale & grading & demolition. Second half of change order 2306-23 for masonry, shade screen, steel trellis, framing & carpentry. Motion made to specifically disapprove the expenditure on masonry, framing, carpentry, steel trellis, shade screen and any overhead/profit associated with those. Motion seconded and carried. Change order #2306-25 for exhaust fan wiring, electrical & conduit. Motion made to approve change order #2306-25. Motion seconded and carried. Change order #2306-28 for repainting the exterior. Motion made to approve expenditure on change order 2306-28 but withhold from Kent Dounay's final payment \$1,579 cost of the repaint. Motion seconded and carried. Bev Montgomery abstained from the vote.

Community Manager also talked on the following subjects: Architectural Guidelines, new building furniture, Skinner Drive, CVS Pharmacy, Tatum Talk, Trojan Horse property, new auditor, Fry's Grocery store, 2004 goals, new bldg. flooring, Block Watch Grant, reorganization of Social Club and Sheriff Sales.

VIII. NEW BUSINESS

- **NEW BUILDING SIGN PROPOSALS, see Bd pkt**
Defer this item to a later date. Community Manager to place on proposed Manager's list.
- **HARDSHIP CASE IN REGARDS TO PAINTING OF HOME, see Bd pkt**
Motion made to have house painted within 120 days and we accept your timeframe of having the trim painted in three months. Motion seconded and carried.
- **REVIEW DRAFT OF LETTER FOR SHERIFF SALE, see Bd pkt**
Motion made to approve Sheriff Sale letter as written with the addition of some verbiage at the end of the letter to encourage residents to call us and make arrangements with them to resolve the issues. Motion seconded and carried.
- **CHANGE ORDERS FOR NEW BUILDING, see Bd pkt**
See Manager's report

VIII. OLD BUSINESS

- **BOARD DISCUSSION ON SELECTION OF TATUM RANCH AUDITOR**
Community Manager still working on this project.
- **FUNDS DISBURSEMENT POLICY, see Bd. pkt, motion & vote to accept**
Motion made to approve the Funds Disbursement Policy as written. Motion seconded and carried.

MINUTES

- **COPPER STAR BANK LOAN DOCUMENT**

Document worded incorrectly. Community Manager waiting for re-write.

- **BOARD DISCUSSION ON USAGE AND FEES FOR COMMUNITY ROOM**

Special Board meeting scheduled for Thursday, February 26th from 5:30-9:30. Location to be determined. This is an open meeting to further discuss the issues of the Community Center. Board will not open this meeting up for Member discussion. Membership discussion will take place at the Town hall meeting on February 28th @ 9:00 am at the Golf Club.

XI. ADJOURNMENT: *Motion made to adjourn the meeting at 8:10 pm. Motion seconded and carried.*

APPROVED BY:

Bill Budris
Board President

Date

Marty Bruckner
Board Secretary

Date