

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

February 16, 2005

MINUTES

APPEALS 6:00 – 6:30 PM

- I. **CALL TO ORDER:** *Meeting called to order at 6:00 pm*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was verified with the presence of Bev Montgomery, Rick Nowell, Alan Witzer. Andrew Heckel by Proxy and Jim Houlahan by speaker phone.*
- III. **APPEAL:**

32B-74, HOMEOWNER APPEALING \$100 PARKING FINE: *Motion made to have fine stay as stands. Motion seconded for discussion. Motion made to amend previous motion to reduce the monetary penalty to \$50 to cover the violation and if it would happen again then the fine would be \$100. Motion seconded and carried.*
- IV. **ADJOURNMENT:** *Motion made to adjourn @ 6:18 pm. Motion seconded and carried.*

6:30 – 7:00 PM

Homeowner Question and Answer Period

Topics of discussion were on house paint colors for Tatum Ranch, apartments being out of compliance and Toscana needs help with some of their compliance issues.

7:00 pm: General Meeting

- I. **CALL TO ORDER:** *Meeting called to order at 7:03 pm*

Secretary read opening announcements
- II. **VERIFICATION OF A QUORUM:** *Verification of a quorum was verified with the presence of Bev Montgomery, Rick Nowell, Alan Witzer. Andrew Heckel by Proxy and Jim Houlahan by speaker phone.*

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III. APPROVAL and ACCEPTANCE OF THE JANUARY 19, 2005 BOARD MEETING MINUTES: *Motion made to accept minutes subject to further review and corrections made at a later date. Motion seconded and carried.*

IV. FINANCIAL REPORT: *Community Manager gave the Financial Report in the absence of the Treasurer. Period ending 01/31/05, Non-liquid assets totaled \$1,527,735.39 with the primary asset being the building. Total assets came to \$2,166,818.36. Community building rental income was \$830 and expenses were \$933.43 with a net loss of \$103.43. We were under budget in collections. Lower in commercial fees. Over budget in resale fees. Landscaping was under budget. Treasurer has identified an institution that has some very good CD rates and will bring these rates and recommendations to the March Board meeting. **Motion made to accept the financial report. Motion seconded and carried.***

Motion made to send letter to architect requesting that our funds (\$3232.25) be returned and if he doesn't return the funds we will turn it over for litigation and we expect a reply within ten days or we will turn this over to our attorney. Motion seconded and carried. Community Manager will tie all the past issues together.

V. COMMITTEE REPORTS

❖ **ARCHITECTURAL COMMITTEE:**

- **MOTION and VOTE ON FINE ASSESSED (see Bd Pkt)**
Motion made to approve monetary penalty of \$100. Motion seconded and carried.
- **UPDATE ON PAINT PALLETTE:** *Committee met and proposed that a universal paint palette be used, also continuing with existing colors.*
- **MOTION and VOTE ON APPROVING SCOTT FLANERY AS ARCHITECTURAL COMMITTEE ALTERNATE**
Motion made that Scott Flanery be the alternate on the Architectural Committee. Motion seconded and carried.
- **UPDATE ON THE ON-GOING NUISANCE INVESTIGATIONS:** *Process needs flow and continuity. Board set Special meeting date of 02/19/05 @ 9:00 am to discuss.*

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- ❖ **SOCIAL COMMITTEE:** *Texas Holdum went extremely well. Couples Cards is growing and Singles homeowners are having their first meeting on Friday, February 25th.*
- ❖ **EVENT COMMITTEE:** *Partnering with the T.R. Golf Club on an Easter Egg Hunt on Easter Sunday morning. Qwest and CVS Pharmacy are helping out to defer costs. Flyer will be in the March Tatum Talk. Also working on the Halloween Event.*
- ❖ **CLEAN UP COMMITTEE, next clean up on March 19th @ 7:00 am**

VI. COMMUNITY MANAGER'S REPORT, see Bd pkt:

Sonoran Parkway meetings are set for the fourth Wednesday of each month. Waiting for information from CPA so tax-exempt status can proceed. Consulted with Attorney on rental properties; will discuss this in the Agenda items. Compliance position has been filled. Bank waiving Line-of-Credit fees. Daily cost for a speed trailer will be \$90 per day w/ a \$75 delivery and pick-up fee. Board training can be conducted through NICM. Have verbal commitment from developer/Fry's for possible two oggie stations. Demographics on children living in T.R. handed out to Board. Storage construction on the building has begun. Still looking into investment option for Reserve funds. CVS will not be erecting a Leader board. Have received two bids on loggia improvements. Fry's plans/elevations will not be to us for another 30 days.

Motion made *that we renew our line of credit since no fee will be charged and it is available to the HOA. Motion seconded and carried.*

Motion made *that we scrap the speed trailer idea. Motion seconded and carried.*

VII. NEW BUSINESS

- ❖ **SHOULD WE SEND DELINQUENCIES TO S.W. DATA?**
Item tabled and to be discussed at Special Bd Mtg of 2/19/05.
- ❖ **FORMING A GOVERNMENT COMMITTEE:** *This Committee will deal with traffic, Police, County and City issues, etc. Bev Montgomery volunteered to be the Board liaison. Add Joe Amstadt to the committee list. Looking for 5-7 members. This Committee will report to the Board.*

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- ❖ **WEIGHT WATCHERS' MEETING IN COMMUNITY ROOM,** see Bd pkt: *Motion made to let Weight Watchers hold a meeting in the Community Room on a short term basis (month-to-month) and we provide her a place for her storage cabinet. Motion seconded and carried. Alan Witzer and Rick Nowell opposed the vote.*
- ❖ **DAMAGE CLAIM FROM SONORAN VISTA RESIDENT,** see Bd pkt *Motion made to deny this claim. Motion seconded and carried.*
- ❖ **COVERED PARKING LIGHTING,** see Bd pkt: *The goal is to re-direct the lighting so the light stays under the canopy and is not seen from the street and neighboring property. Community Manager to conduct a one fixture test. Board to review at next meeting*
- ❖ **BOARD TO SET SPECIAL MEETING TO DISCUSS: NUISANCE PROCESS, FINE PROCEDURE AND RESALE FEES:** *Board to discuss these items at a Special Board meeting set for February 19, 2005 @ the Administration office. Another discussion item will be Board & Architectural Committee training. Adequate posting time for this meeting was questioned.*

VIII. OLD BUSINESS

- ❖ **BYLAW CHANGE MOTION and VOTE BOARD MADE AT 01/19/05 BOARD MTG, ARTICLE V, SECTION 1, NEEDS TO BE REVERSED,** see Bd pkt.
- ❖ **ARTICLE IV, SECTION 4 OF THE BYLAWS NEEDS TO BE AMENDED,** see Bd pkt

Motion made to accept these amendments as it is currently stated/written. Motion seconded. Motion withdrawn. This item tabled until the March meeting. Community Manager to bring document in it's entirety.
- ❖ **BOARD MEMBER(S) TO ATTEND EACH ARCHITECTURAL COMMITTEE MEETINGS (TAKE TURNS):** *Invitation is always Open for a Board Member to attend. They should "just do it."*
- ❖ **BOARD TRAINING THRU NICM, OTHER DATES AVAILABLE,** see Bd pkt: *Item to be discussed at the Special Board meeting on 2/19/05.*

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- ❖ **PRESSURE REGULATOR BIDS FOR IRRIGATION SYSTEM**, see **Bd pkt for three bids**: *Motion made that we buy six irrigation valves from the lowest bid and that we have them installed and do a 3-4 month analysis to determine whether or not we should do the second six pressure regulators. Motion seconded and carried.*

 - ❖ **LIMITING RENTAL PROPERTIES**, see **Bd pkt**: *Attorney recommends that the Association have a CC&R amendment rather than a By-Law change. Directive to the Community Manager to work with the Attorney to draft a CC&R Amendment based on stipulations that the Board has accepted. Board to review Amendment and decide if they want to put the Amendment to the vote of the Membership immediately or wait for the Annual Meeting.*

 - ❖ **UPDATE ON TAX EXEMPT STATUS**: *Waiting for information from CPA so tax-exempt status can proceed.*

 - ❖ **BIDS FOR LOGGIA ENCLOSURE**, see **Bd pkt**: *Motion made to enclose loggia with a store front right now to protect ourselves from a liability suit but to continue with some additional electric work and an HVAC system so that area can be used and in addition to complete it with some nice flooring. Motion failed.*

 - ❖ **UPDATE ON PAINT PALETTE PROJECT**: *No decision on what to do with homeowners who volunteered for this project. Community Manager will contact the volunteers and let them know that we plan to get back to them in a week to ten days*

 - ❖ **FLAGPOLE**, see **Bd pkt** : *Flagpoles come under the realm of compliance. Office should pursue homeowners who are in violation.*
- IX. **ADJOURNMENT**: *Motion made to adjourn meeting @ 10:16 pm. Motion seconded and carried*

Approved By: _____

Board President

Board Secretary

Date: _____

Date: _____