

**TATUM RANCH
SPECIAL BOARD MEETING**

FEBRUARY 19, 2005

MINUTES

- I. CALL TO ORDER:** *Meeting called to order at 9:00 am*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jim Houlahan, Bev Montgomery, Rick Nowell, Alan Witzer and Andrew Heckel*

Board President stated that it is important to keep the regular board meetings focused and on task. Clearly, the meetings are too long. If a board member has an agenda item, he/she should contact (Patty/Sean at the office) and it will be placed on the agenda. When Jim reviews the agenda he will figure out where it fits into the scope of things.

- III. BOARD TRAINING:** *Board training will be April 2nd from 9:00 am to 4:00 pm. Architectural Committee to determine when they can meet for their training.*
- IV. NUISANCES PROCEDURE:** *Change language on Nuisance Procedure document.*

- ❖ *Item #5, section a (first sentence change only): **The first step of the investigation will have the Architectural Committee attempt to contact the complaining party to discuss the nuisance and submitted documentation.***
- ❖ *Item #5, section b, to state: **The Architectural Committee will attempt to contact (e-mail, phone, person, etc.) the member who allegedly committed the nuisance to discuss the nature of the complaint.***
- ❖ *Item #2, section c to state: **“The member making the complaint must document when they made an attempt to resolve the issue with the offending party.***
- ❖ *Add an Item #7 to regarding: **Specific penalties for nuisances. (monetary, legal, etc.)***
- ❖ *Item #6 to change the # of days for the determination process*

Directive to Sean to make changes to the current document and forward them to Architectural Chairman for review and input.

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- V. COMPLIANCE:** *Motion made that our fine process be refined so that a courtesy notice to any violation to the CC&R will be sent to a homeowner with a notice saying that it must be resolved within 14 days or a fine will be levied as per our CC&R. Motion seconded and carried.*

*Community Manager reiterated the Motion to say: **To amend the current compliance process such that in the future for each type of violation a member will receive one fourteen (14) day notice advisement to permanently correct action and if they do not correct the action for that type of violation they will then receive monetary penalties according to the current monetary schedule.***

This was a unanimous vote and everyone agreed.

- VI. RESALE FEES:** *Motion made to raise the fee at the sale of a property by \$50.00 (to \$270.00), which will be paid at closing. Motion seconded and carried.*

\$30.00 will go to towards the Disclosure Fee and \$20.00 towards the Transfer fee.

- VII. PAINT PALETTE:** *Directive to Community Manager to give the homeowner volunteer list to the Architectural Committee Chairman and have him decide what to do with volunteers. Convey to him that there are resources out there for him to utilize.*

- VIII. ADJOURNMENT:** *Motion made to adjourn meeting @ 11.40 am. Motion seconded and carried.*

Approved By: _____
Board President

Date: _____

Board Secretary

Date: _____