

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

FEBRUARY 14, 2006

MINUTES

**6:15 – 6:30 pm
APPEALS**

- I. **CALL TO ORDER:** *Call to order @ 6:15 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of John Constantine, Alan Witzer, Al Tobey and Kathy Kulinski.*
- III. **ARCHITECTURAL APPEAL**
✚ **6:15 pm (32A/54), James Bourland:** *Appealing \$500 fine for placing more brick on front of his house than the Architectural Committee approved: Motion made to reduce the fine to \$250. Motion seconded and carried.*
- IV. **COMPLIANCE APPEAL**
✚ **6:20 pm (1/151), Michael & Brenda Palomino;** *Appealing \$50 monetary penalty for utility trailer parked in driveway: Motion made that the \$50 fine stands as assessed. Motion seconded and carried.*
- V. **ADJOURNMENT:** *Motion made to adjourn. Motion seconded and carried.*

6:30 – 7:00 pm

HOMEOWNER QUESTION and ANSWER PERIOD

Items discussed were (1) homeowner sport court (2) neighbor complaint regarding parking (3) basketball hoops (4) painting of Tatum Village walls.

Rick Nowell, Board President, entered the meeting at 6:37 pm

**7:00 pm
GENERAL MEETING**

- I. **CALL TO ORDER:** *Call to order at 7:06 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, John Constantine, Alan Witzer, Al Tobey and Kathy Kulinski.*

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III. APPROVAL and ACCEPTANCE OF THE JANUARY 10, 2006 BOARD MEETING MINUTES: *Motion made to accept the minutes as written. Motion seconded and carried.*

IV. FINANCIAL REPORT, see Bd pkt: *As of the end of January we had about \$1,150,000 in cash with \$60,000 of that being Parcel 1 Reserves. We took a \$600 loss on the community room rentals. Treasurer recommends the Association conduct a review versus a full audit. We will proceed with the conversion to a 501(c)3 non-profit status. After we receive this status it will be much easier to convert to a September 30th year end.*

✚ **Investment options for \$50,000:** *Treasurer looking into options.*

✚ **Association office credit card:** *Board recommends pursuing Bank of America credit card for office use.*

Motion made that any Board Member in addition to the Community Manager and Office Manager has the ability to execute any investment that the Board has authorized. Motion seconded and carried.

V. COMMITTEE REPORTS

✚ **SOCIAL COMMITTEE:** *No representative present.*

✚ **EVENT COMMITTEE, Georjann Rovenstine:** *Valentine event was a success. Committee will partner with the T.R. Golf Club on Easter Egg event scheduled for April 16th. Planning Movie & Pizza Night for youth in early June. Motion made that we accept the proposal as it exists and fund the Easter Egg Hunt for \$1200 and the Movie & Pizza Night not to exceed \$500. Motion seconded and carried.*

✚ **CLEAN UP COMMITTEE, Rick Nowell:** **Next Clean Up is March 11th @ 7:00 am**

✚ **GOVERNMENT COMMITTEE, ESPA, Fight Back Program, etc.** *Next Sonoran Pkwy meetings scheduled for 3/29 & 3/30, time & location not confirmed. Next Fight Back meeting is scheduled for 3/8 @ 6:30 pm at the Desert Broom library.*

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✚ **RENTAL AMENDMENT COMMITTEE, Karen Smith-Lovejoy**
Board answered questions regarding the Rental Amendment.

✚ **ARCHITECTURAL COMMITTEE**
❖ **PROPOSED NEW GUIDELINE CHANGES:** *No representative present.*

VI. COMMUNITY MANAGER'S REPORT, see front of Bd pkt: *Items reviewed were: Tax-Exempt Status still pending, Trojan Horse construction will not start until late 2007, community center to be used for County & City elections, Fry's ground breaking will be in early March, Enclave Park vandalism, Board training set for Feb. 18th and working with Mr. Helsel on fence surrounding his tree.*

VII. UNFINISHED BUSINESS

✚ **UPDATE ON SONORAN VISTA WALK THROUGH:** *The Board found the standard of care on their landscaping consistent with what is throughout Tatum Ranch.*

✚ **BOARD TRAINING DATE SET FOR FEBRUARY 18TH, 9-2:** *Office Manager will check if training hours can be changed to 9-1 with no lunch.*

✚ **P.B. BELL TERRA VISTA APARTMENT CONVERSION TO CONDOS, see Bd pkt:** *Motion made that we accept the Declaration, Bylaws, Articles of Incorporation and Plat having to do with P.B. Bell subject to the Tatum Ranch Attorneys opinion. Motion seconded and carried. Alan Witzer abstained.*

✚ **LUGO WALL CONSTRUCTION, see Bd pkt:** *Motion made to capitalize trca and initial it and that we accept this document as written in addition to that one change. Motion seconded and carried. John Constantine opposed.*

VIII. NEW BUSINESS

✚ **TOSCHI SPORT COURT, see Bd pkt:** *Motion made to rescind the previous decision by the Board having to do with the Toschi basketball court and return the original decision back to the Architectural Committee as having been corrected. Motion seconded and carried.*

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Mr. Toschi agreed to paint the back stop, agreed to plant something from the approved plant list to screen visibility (from both neighbors) and also to be sensitive of the irregular work hours of the neighbors.

- + CORPORATE SEAL FOR ASSOCIATION:** *Office Manager to look into acquiring a corporate seal.*
- + PAINTING OF COMMON AREA WALL (Angonetti), see Bd pkt:** *Office Manager to arrange a meeting for vendor and Alan Witzer to review wall.*
- + VANDALISM AT ENCLAVE MINI PARK, see Bd pkt:** *Article will be written for the March Tatum Talk to inform residents of the vandalism at mini park. No more improvements to this park at this time.*
- + USE OF COMMUNITY ROOM FOR FREE IF USING IT FOR OFFICIAL ASSOCIATION BUSINESS (SUB-ASSOCIATIONS):** *Motion made that sub-associations within Tatum Ranch be allowed to use the facilities free of charge. Motion seconded and carried.*
- + *BOARD MEMBER MOVED THAT WE ADOPT ROBERT'S RULES OF ORDER, PAGE 158, AS NOTED IN THE ROBERT'S RULES OF ORDER HAVING TO DO WITH BOARDS DEALING WITH INFORMAL PROCEDURES AND SMALL BOARDS:** *Discussed with no action taken.*
- + BOARD DISCUSSION ON NOTIFYING SURROUNDING HOMEOWNERS PRIOR TO ARCHITECTURAL COMMITTEE DECISIONS:** *Discussed with no action taken.*

IX. ADJOURNMENT: *Motion made to adjourn meeting at 9:45 pm. Motion seconded and carried*

***item added to agenda during meeting**