

**T.R.C.A.  
BOARD OF DIRECTORS MEETING  
JANUARY 21, 2004**

**MINUTES**

**6:30 pm: HOMEOWNER QUESTION AND ANSWER PERIOD**

**7:00 pm: GENERAL MEETING**

**WELCOME and OPENING STATEMENTS**

- I. **CALL TO ORDER:** *Meeting called to order at 6:42 pm*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Bill Budris, Tim Cocchia, Bev Montgomery and Andrew Heckel. Marty Bruckner gave his proxy to Bill Budris.*
- III. **APPROVAL and ACCEPTANCE OF THE DECEMBER 17, 2004 BOARD MEETING MINUTES:** *Motion made to accept the minutes as written with the exception of amending the motion of signers on the association accounts to read Community Manager rather than Office Manager. Motion seconded and carried.*

**Floor was opened up to homeowners for discussion on the use of the community room. Special Meetings were set to discuss this item. Dates are Feb. 2, 2004, Board Meeting on Feb. 18, 2004, Town Hall meeting on Feb. 28, 2004 with a special meeting immediately following the Town Hall.**

- IV. **FINANCIAL REPORT**  
*Total Assets are at \$663,999.80. Total operating cash \$136,478.89. Clarifications were needed on some checks. Total operating cash was \$130,298.86. Nothing outstanding in the income and expenses. Outstanding delinquencies are \$43,667.80. Financial Summary given to homeowners needs to reflect correct numbers. Motion made to accept financial report as presented. Motion seconded and carried.*

*The Board requested that any legal opinions sent to the office be forwarded to the Board members or included in the monthly Board packet.*

**V. COMMITTEE REPORTS**

- **ARCHITECTURAL COMMITTEE REPORT, see Bd pkt**  
*Two items were added to the plant list. Board requested YTD list of fines. Committee going over Board changes to the new guidelines. Committee reviewing driveway extensions in the community. Committee waiting for attorney opinion regarding ornamentation. In-light of the drought situation in Arizona; Committee is looking into % of grass areas in Tatum Ranch. **Motion made to accept the Architectural Committee's monetary fine as proposed. Motion seconded and carried.***

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- **CLEAN-UP COMMITTEE, need dates for 2004 calendar year**  
*Nine homeowners attended the last clean-up. Dates for the up-coming year are, March 13<sup>th</sup> @ 8:00 am, May 15<sup>th</sup> @ 7:00 am, July 17<sup>th</sup> @ 7:00 am, September 18<sup>th</sup> @ 7:00 am and November 20<sup>th</sup> @ 8:00 am. Community Manager will make arrangements for the City trailer and dumpster to be delivered for the next clean-up.*
- **SOCIAL CLUB UPDATE**  
*January 24, 2004 there are 46 people going to a Fun Night Out, (Greek Night). February 6<sup>th</sup> is the Tubac Festival.*
- **DIXILETA/DESERT WILLOW PARKWAY PARKWAY COMMITTEE**  
*Chairman sent e-mail to committee members to set next meeting date for the first or second week of February. Topic will be setting goal for the year.*

**VI. COMMUNITY MANAGER'S REPORT**

*Discussion included change orders for the new building. Move-in date for the new building will be mid March. Community Manager continues to have bi-weekly meetings with Architect and Contractor. **Motion made to approve change orders for the new building. Motion seconded and carried.***

***Other items of discussion were:** New Arch. Guidelines, furniture delivery (mid Feb.), Skinner Drive bridge, CVS pharmacy, Tatum Talk-exploring coupon insert, Trojan Horse-auction will be late Summer, still working on new auditor list, Fry's grocery store-will get a 40-60 ft. encroachment into the scenic corridor. Manager working on personal and Association goals.*

***Motion made to accept the Copperstar Bank proposal for the line of credit. Motion seconded and carried.***

**VII. NEW BUSINESS**

- **SCOTTSDALE JUSTICE COURT; COLLECTING OF MONEY JUDGMENT, see Bd pkt**  
*Motion made to give authority to Community Manager to proceed, for collection purposes, through the court process, doing a judgment debtor examination, garnishment execution for anything over \$1,000. Motion seconded and carried.*

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- **CHANGE ORDERS FOR NEW BUILDING, see Bd pkt**  
*See motion under Community Manager Report*
- **COMMUNITY CENTER RENTAL AGREEMENT**  
**Special Meetings were set to discuss this item. Dates are Feb. 2, 2004, Board Meeting of Feb. 18, 2004, Town Hall meeting on Feb. 28, 2004 with a special meeting immediately following the Town Hall.**
- **HARDSHIP CASE, BOARD TO DISCUSS**  
*Board requested Community Manger to contact homeowner by letter letting her know we want her to keep her current payment paid as they come up and not let the back amount grow. She needs to tell us a reasonable time that she believes, under her current situation, that she will be able to get the house painted.*

**VIII. OLD BUSINESS**

- **FUNDS DISBURSEMENT POLICY, PER BD REQUEST AT DECEMBER BOARD MEETING**  
*Not addressed at this meeting. Place on February Board meeting*
- **TATUM VILLAGE BILL FOR INSTALLATION OF POSTS**  
*Motion made to pay \$150 towards the installation of the posts. Motion seconded and carried.*
- **SELECTION OF TATUM RANCH AUDITOR. HAS LIST BEEN COMPILED?** *Community Manager will have list for February Board meeting.*
- **TOWN HALL MEETING IS ON SATURDAY, FEBRUARY 28<sup>TH</sup> @ THE GOLF CLUB. STARTING TIME is 9:00 am**  
*Councilwoman, Peggy Neely, requesting to come to Town Hall meeting and other special events.*
- **WELCOME COFFEE IS SCHEDULED FOR SATURDAY, JANUARY 24<sup>TH</sup> FROM 9:00 am– 11:00 am @ THE GOLF CLUB**  
*Just an FYI*
- **ADJOURNMENT:** *Motion made to adjourn meeting at 8:22 pm. Motion seconded and carried.*

Approved By:

\_\_\_\_\_  
**Bill Budris**  
**Board President**

\_\_\_\_\_  
*Date*

