

**T.R.C.A.  
BOARD OF DIRECTORS MEETING**

**JANUARY 19, 2005**

**MINUTES**

**5:30 -6:00 pm**

**Board met with Architectural Committee regarding Appeal on tonight's Agenda**

**6:00 – 6:30**

**Appeal Hearing:**

- I. CALL TO ORDER:** *Meeting called to order @ 5:55*
- II. VERIFICATION OF A QUORUM:** *Verification was verified with the presence of Jim Houlahan, Bev Montgomery, Rick Nowell, Alan Witzer and Andrew Heckel,*
- III. APPEAL**
  - ❖ **11/37: Appealing disapproval of paint color selected:** *Motion made to deny appeal and support the Architectural Committee's decision. Motion seconded and carried. One nay vote.*
- IV. ADJOURNMENT:** *Motion made to adjourn meeting @ 6:19 pm. Motion seconded and carried.*

**6:30 – 7:00 pm**

**Homeowner Question and Answer Period**

**7:00 pm: General Meeting**

- I. CALL TO ORDER:** *Meeting called to order at 6:30 pm*
- II. VERIFICATION OF A QUORUM:** *Verification was verified with the presence of Jim Houlahan, Bev Montgomery, Rick Nowell, Alan Witzer and Andrew Heckel,*

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- III. APPROVAL and ACCEPTANCE OF THE DECEMBER 15, 2004 BOARD MEETING MINUTES:** *Motion made to accept the minutes as written. Motion seconded and carried.*
- IV. FINANCIAL REPORT:** *As of 12/31/04 Association had current operating cash of \$156,389.06, current Liquid Reserves, Copper Star Money Market \$119,761.36 (current yield 1.8%), Vanguard \$150,437.80 @ tax exempt yield of 1.67%. Total Liquid savings of \$270,552.43, Total Hard Assets including Accumulated Appreciation \$1,527,008.21 leaving the Association with Hard Assets of \$1,953,949.70. Mr. Witzer and Mr. Heckel to get together and discuss Liquidity and communicate through Mr. Houlahan. **Motion made to accept the Financial Report. Motion seconded and carried.***
- V. COMMITTEE REPORTS**
- ❖ **EVENT COMMITTEE, Marina to present Christmas Contest Award**  
*Marina Haley introduced the Event Committee's Co-Chair, Jennifer Norrid. Marina presented Todd & Michelle McGregor with the "Most Festive House in December" award. February's Talent Show has been cancelled. Committee has teamed up with the T.R. Golf Club for an Easter Egg Hunt. **Motion made to accept estimated budget of \$1500 for Easter Egg Hunt. Motion seconded and carried***
  - ❖ **ARCHITECTURAL COMMITTEE, see Bd pkt for fine assessed**
    - ❖ **PAINT PALETTE:** *Still working on this project*
    - ❖ **NUISANCE INVESTIGATION UPDATE:** *Committee has three nuisances they are researching. Trying to establish a step by step procedure.*
  - ❖ **SOCIAL COMMITTEE:** *The Committee has undertaken two new groups that have generated a lot of calls; poker game, Texas Holdum and a T.R. Singles Group.*

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- ❖ **CLEAN-UP COMMITTEE REPORT:** *Five homeowners participated in the last clean-up. Three truck loads were hauled. Next clean-up is scheduled for March 19<sup>th</sup> @ 7:00 am*

**VI. COMMUNITY MANAGER'S REPORT:** *In Community Manager's absence, the Office Manager gave his report. Items mentioned were Community Manager trying to get the Sonoran Parkway meetings changed to a different date so he can attend these meetings. Next meeting is 01/26/05. Still looking for a Compliance person, good response from Walgreen's on keeping their facility free of trash, Community Manager working on pulling together figures to enclose loggia area, still waiting for City building permit to show before we begin construction on enclosing the back patio (for storage), CVS withdrew their application for a reader board, Community Manager to contact Trojan Horse buyers to schedule meeting with them during first quarter 05, Community Manager to meet with Park West on Fry's development on 01/24/05.*

**VII. NEW BUSINESS**

- ❖ **BYLAW CHANGE REGARDING CONFIDENTIALLY AGREEMENTS. MOTION & VOTE,** see Bd pkt: *Motion made to implement two changes to the draft Amendment to Bylaw to: (1) at the time they are elected they must immediately resign from any other position held; (rather than have to give up your position at the time of submission for nomination) and (2) to change the wording Executive Director to Community Manager. Motion seconded and carried.*

*Regarding the draft Amendment to Bylaws: changed section under "Committees" Article IX of the Bylaws. Motion made to accept as written. Motion seconded and carried. One Bd. Member opposed.*

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- ❖ **BOARD MEETING DATES CHANGED TO 1<sup>ST</sup> TUESDAY OF THE MONTH**, see **Bd pkt: *Motion made*** to change the Board meeting dates to the first Tuesday of each month commencing with the month of April. *Motion seconded and carried.*
- ❖ **MANAGER TITLE CHANGE TO EXECUTIVE DIRECTOR (VS.) COMMUNITY MGR.** *Item moved to Executive Session.*
- ❖ **CONSOLIDATED COMMUNITY ROOM FEE SCHEDULE**, see **Bd pkt *Motion made*** to keep the approved fee schedule that we currently have in place until further discussion. *Motion seconded and carried. One Bd Member opposed.*
- ❖ **NAME SELECTED FOR SHOPPING CENTER “SHOPS AT TATUM RANCH” MOTION & VOTE:** *Motion made* to give the shopping center across from Safeway the use of the name “Tatum Ranch” in their sign and that the right to use the name is restricted only to the use in the sign and it cannot be changed without our approval. *Motion seconded and carried. One Bd Member opposed.*
- ❖ **GARAGE SALE FUNDRAISER**, see **Bd pkt:** *Item not approved by the Board. Homeowner should have garage sale within the T.R. scheduled garage sales, however, she can post signs stating “ to benefit Tsunami victims”*
- ❖ **COX COMMUNICATIONS REQUEST**, see **Bd pkt: *Motion made*** to deny the request for the Cox Communication’s truck to be parked in the driveway. *Motion seconded and carried.*
- ❖ **SPEED TRAILER INFORMATION**, see **Bd pkt:** *Defer to next meeting. Too costly to purchase and maintain. Community Manager to check on (1) renting a speed trailer (2) will another development be interested in sharing the cost with Tatum, Ranch (3) look into four-way stop signs at Desert Willow and Dixileta.*

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- ❖ **NEXT WELCOME COFFEE SLATED FOR STAURDAY, MARCH 5<sup>TH</sup> @ 9:00 AM:** *No action needed*

**VIII. OLD BUSINESS**

- ❖ **CONFIDENTIALITY AGREEMENT REMINDER,** *see Bd pkt: No action needed*
- ❖ **BOARD TRAINING THRU NICM AND ASSOCIATION ATTORNEY,** *see Bd pkt: Community Manager to look into other dates available for training. Also Architectural Committee Members should be included in the training.*
- ❖ **PRESSURE REGULATORS FOR IRRIGATION SYSTEM,** *see Bd pkt Motion made to do 50% of the main lines, on the ones that have given us the most problems over the last year and see if that solves the problem and if it does then the Board will discuss doing the remainder. Motion seconded and carried. Community Manager should also get three bids on this project. Motion seconded and carried.*
- ❖ **SEE LITERATURE ON POOPER SCOOPER PROJECT,** *see Bd pkt Board directed the Community Manager to purchase one item (this is within the realm of his spending limit). Also contact apartment complex to see they would help cover the cost.*
- ❖ **UPDATE ON ENCLOSING LOGGIA:** *Community Manager pulling data together and should have it for the February meeting.*
- ❖ **UPDATE ON CONVERTING BACK PATIO TO STORAGE FACILITY:** *Community Manager waiting for City of Phoenix building permit.*

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- ❖ **LIMITING RENTAL PROPERTIES, see Bd pkt: *Motion made to adopt steps in literature provided and to incorporate a \$1000 fine per violation for any homeowner who has rented his property, regardless of the length of the rental, that homeowner would be subject to the fine if he has not complied with the CC&R's on advising the Homeowner's Association of the rental, secondly, when we are notified of a rental there would be an additional \$100 fee, paid by the owner, for the Association to deliver a packet (the CC&R's and any other pertinent information) to the tenant. Motion seconded and carried. Also, a six month lease rental would be the minimum rental time. Motion seconded and carried. Community Manager to contact legal counsel for opinion and documentation and bring information to the February Board meeting.***
  
- ❖ **UPDATE ON TAX-EXEMPT STATUS. COST & PAPERWORK:**  
*Community Manager working on the process.*
  
- ❖ **LINE OF CREDIT DISCUSSION, see Community Mgr.'s recommendation: *Motion made that if we do not get the Line of Credit for free then we eliminate this line of credit. Motion not acknowledged. Jim Houlahan to look into having the fees waived.***

**IX. ADJOURNMENT: *Motion made to adjourn meeting at 8:20 pm. Motion seconded and carried.***

**Approved By: \_\_\_\_\_**  
**Board President**

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

\_\_\_\_\_  
**Board Secretary**

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