

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

MINUTES

5:30 – 6:00 pm

General Discussion between Board and Architectural Committee regarding Architectural Appeal(s) on tonight's Agenda

Appeals: 6:00 – 6:30

- I. **CALL TO ORDER:** *Meeting called to order at 6:00 pm*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Tim Cocchia, Beverly Montgomery, Marty Bruckner and Andrew Heckel. Bill Budris by Proxy.*
- III. **Appeals: 6:00 – 6:30**

COMPLIANCE APPEALS

- 6:00 pm 150068 – Appealing Street Parking Fine**
Motion made to reduce the fine to \$25 because the homeowner is currently in compliance. If the homeowner becomes out of compliance again, the waived \$25 will be added to any additional fines he incurs in the future. Motion seconded and carried.
- 6:05 pm 120226 - Appealing Landscape Maintenance Fine**
Motion made to delay the \$50 fine and the Community Manager will meet with the resident and a cement or driveway contractor and figure out how they can resolve the issue of getting the stains off the driveway and if homeowner takes care of this then we would waive the fine. Motion seconded and carried.
- 6:10 pm 150047 - Appealing Street Parking Fine**
Motion made to waive the fine and give homeowner an exemption through March 2005 to park the car (Sonata) on the street. Motion seconded and carried.

ARCHITECTURAL COMMITTEE APPEAL

- 6:15 PM 32A137 – Appealing disapproved patio cover**
Motion made due to the ambiguity of the guideline it is recommended to allow the homeowner the appeal and overturn the Architectural Committee's decision. Motion seconded and carried.

- IV. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:45 pm*

6:30 – 7:00 pm

HOMEOWNER QUESTION and ANSWER PERIOD

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**7:00 pm
GENERAL MEETING**

- I. CALL TO ORDER:** *Meeting called to order at 7:18 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was verified with the presence of Tim Cocchia, Beverly Montgomery, Marty Bruckner an Andrew Heckel. Bill Budris by proxy.*
- III. APPROVAL and ACCEPTANCE OF THE JUNE 16, 2004 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion seconded and carried*
- IV. FINANCIAL REPORT:** *For month ending 06/30/04 Total Operating Cash, \$135,923.04. Current Liquid Reserves, \$102,614.16. Total Assets including accumulated appreciation \$1,506,658.16 leaving the Association with assets that total \$1,745,195.36. Running a YTD Surplus of \$855,573.42. Agenda item for August Bd. Mtg: Community Manager and Treasurer to get together and recommend where liquid cash should be. **Motion made** to accept the financial report. Motion seconded and carried*
- V. COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE:** *Committee will be meeting end of August to discuss color palettes for the Association.*
 - **CLEAN UP COMMITTEE, next clean up Saturday, Sept. 18th @7:00 am:** *Eight homeowners showed for the last clean-up.*
 - **SOCIAL COMMITTEE:** ***Motion made** to welcome Beverly Montgomery as Co-Chair for activities and Marina Haley Co-Chair for events. Motion seconded and carried. The Co-Chairs need to provide the Board with a proposed budget for the August Board packet. **Motion made** to give the Activities Co-Chair the levity to change the social event dates in conjunction with Association Manager and new schedule needs to be presented to the Board..*

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VI. **COMMUNITY MANAGER'S REPORT: Items addressed were:** *Staff changing PEO's, Community Mgr. working on a Commercial Package for commercial properties, CAI, self study materials arrived. Staff working on Standard Operating Procedures, Traffic study will be conducted on Tatum and Dixileta, Still looking for new server for the office, Petsmart declined our request to provide doggie bags(Sean to contact Petco, Mike's or LAMES and make request to them). Sonoran Art League to hang art at new office on August 4th. Sheriff Sale still in test case, no change on Trojan Horse Property, Old Skinner Drive bridge demolished and new one under construction, Reserve Study completed Board requested copies of the Reserve Study. **Motion made** to accept Community Manager's Report. Motion seconded and carried.*

VII. **NEW BUSINESS**

- **SONORAN PARKWAY DISCUSSION, see Bd Pkt:** *Looking at having a public discussion on this topic third week of August. No specific date set. In process of compiling interested parties e-mails to form a distribution list. Need community support for this issue.*
- **SIGNING OF CONFIDENTIAL AGREEMENTS FOR BOARD AND ARCHITECTURAL COMMITTEE MEMBERS, see Bd Pkt:** *Board has signed off on the Agreements. Community Manager to take Agreements to next Architectural Committee Meeting (7/26) for members to sign.*
- **FLAGS FLYING IN TATUM RANCH: Motion made** *to investigate the matter(s) and investigate the complaint(s) and approach the homeowner in an appropriate and diplomatic fashion to include the transmittal of the Community Manager's drafted letter stating the law in this area. Motion seconded and carried.*

VIII. **OLD BUSINESS**

- **OPEN HOUSE FOR NEW BUILDING, DISCUSSION ON DATE CHANGE (CONFLICTS WITH JEWISH HOLIDAY), See Bd Pkt: Motion made** *to change Open House date to October 2, 2004 due to the fact that the former date conflicts with a Jewish Holiday. Motion seconded and carried.*
- **HOMEOWNER SURVEY, see Bd Pkt on questions submitted by homeowners. Motion made,** *for cost effectiveness, to include the 2004 Annual Survey and an Alert for the Sonoran Parkway with the most current issue of the Tatum Talk and to adopt the current form of the survey. Motion seconded and carried.*
- **USE OF COMMUNITY ROOM FOR ELECTION. FYI, no one has contacted us on use of our facility: Nov. 2, 2004 Election: Motion made** *to waive the requirement for Liability Insurance coverage, if necessary, and invite them to use our building for the election. Motion seconded and carried.*

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- **PETSMART'S RESPONSE TO T.R. INQUIRY ON GIFT DONATIONS, see Bd Pkt:** *Community Manager to try Petco, Mikes or Iames for gift donations.*
 - **AUDITOR BIDS, update:** *Motion made to accept Community Manager's recommendation to hire Clint Wasser for the Association Auditor. Motion seconded and carried.*
 - **ANNUAL MEETING UPDATE, see Bd Pkt for timeline:** *Motion made to approve the tentative Annual Meeting Timeline. Motion seconded and carried*
 - **HOMEOWNER'S REIMBURSEMENT FOR REPLACED PLANTS, see Bd Pkt.:** *Motion made to reimburse homeowner \$250 for said plants in question. Motion seconded and carried.*
- IX. ADJOURNMENT:** *Motion made to adjourn meeting at 8:35 pm. Motion seconded and carried.*

Approved By:

Tim Cocchia, Bd. V.P,

Date

Marty Bruckner, Bd. Treasurer

Date