

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**JULY 5, 2005  
MINUTES**

**5:30 – 6:00 PM  
BOARD TO MEET WITH ARCHITECTURAL COMMITTEE TO DISCUSS  
ARCHITECTURAL APPEALS ON AGENDA**

**APPEALS: 6:00 – 7:00**

- I. CALL TO ORDER:** *Meeting called to order at 5:58 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jim Houlahan, Bev Montgomery, Andrew Heckel, Rick Nowell and Alan Witzer.*
- III. ARCHITECTURAL APPEALS:**
- **5:55 pm: 12/231, Appealing disapproval of gazebo:** *Motion made to deny the request for appeal and encourage the homeowners to work with the Architectural Committee on a solution. Motion seconded and carried.*
  - **6: 00 pm: 31B/98, Appealing pool fine (\$100), started construction prior to approval:** *Motion made to deny the appeal. Motion seconded and carried.*
  - **6:30 pm: 12/05, Appealing disapproval of Bird Stops:** *No Motion made, Board will revisit in one month and try to find a solution during the month. Community Manager to contact homeowner.*
  - **6:35 pm: 07/36, Appealing Architectural Committee decision to allow business to post signs on T.R. property intersections.** *Motion made to approve the appeal and deny the signage. Motion seconded and carried.*
- IV. COMPLIANCE APPEALS:**
- **6:05 pm: 11/86, Appealing \$50 street parking fine:** *Motion made that the penalty for the homeowner remain. Motion seconded and carried. Alan Witzer abstained.*
  - **6:10 pm: 15/47, Appealing \$100 street parking fine:** *Motion made to leave penalty in effect. Motion seconded and carried.*
  - **6:15 pm: 32B/96, Appealing \$50 street parking fine:** *Motion made to uphold the fine as it stands. Motion seconded and carried.*

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- **6:20 pm: 26/03, Appealing \$50 street parking fine:** *Motion made to suspend fine and note that if vehicle is on driveway again fine will be \$100. Motion seconded and carried.*
- **6:35 pm: 32A/37, Appealing \$50 street parking fine:** *Motion made to suspend fine and if it happens again fine will be double. Motion seconded and carried.*
- **6:40 pm: 32A/25, Appealing \$100 street parking fine:** *Motion made to uphold fine as it stands. Motion seconded and carried.*

**IV. ADJOURNMENT:** *Motion made to adjourn @ 6:50 pm. Motion seconded and carried.*

**HOMEOWNER QUESTION and ANSWER PERIOD**

**GENERAL MEETING 7:00**

- I. CALL TO ORDER:** *Meeting called to order at 7:35 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jim Houlahan, Bev Montgomery, Andrew Heckel, Alan Witzer and Rick Nowell.*
- III. APPROVAL and ACCEPTANCE OF THE MAY 7, 2005 BOARD MEETING MINUTES:** *Motion made to accept the Board Meeting Minutes of May 7, 2005. Motion seconded and carried.*
- IV. FINANCIAL REPORT:** *Period ending 05/31/05, Total Operating Cash totaled \$151,432.45, Liquid Reserves totaled \$544,911.05, Other Assets including Accumulated Appreciation totaled \$1,520,192.77. Leaving the Associating with Total Assets of \$2,216,536.27. On the YTD Actuals, Budget & Variance of the Fianacials is incorrect, there was a glitch in the software that printed the wrong figures. Community Manager directed to write report on comparison of legal expenses from 2003-2005. Board to review audit over the next thirty days.*

***Motion made** to formalize the unofficial agreement of the Board, basically borrow from our operating fund (which is the building asset) and carry that as our Reserve until we have the cash to replace the loan. Motion seconded and carried.*

*\$100,000 of cash has been invested in two Certificates of Deposits. A ladder \$50,000/ 6 month CD @ 3.75% and a 12 month \$50,000 for 3.95%CD. These monies are from the Reserve Fund. **Motion Made** to accept The Treasurer's Report as presented. Motion seconded and carried. Accountant to draft the Promissory Note.*

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**V. COMMITTEE REPORTS**

- **ARCHITECTURAL COMMITTEE, three fines for starting projects without prior approval: see Bd pkt**
  - **motion & vote on assessed \$100 for installing stack stone**
  - **motion & vote on assessed \$100 for installing spa**
  - **motion & vote on assessed \$100 for modifying front yard landscaping**

*Motion made to uphold all three Architectural Committee fines. Motion seconded and carried. Board to discuss Nuisance Policy in Exec. Session and will inform Architectural Committee on the outcome. Committee requested funds for a Thank You gift for two Dunn Edwards employees who assisted the Committee on the color palette. Dunn Edwards is working on the color board for the office. There is a vacancy on the Committee. Committee working on five (5) amendments to the Guidelines.*

- **SOCIAL COMMITTEE:** *Committee on hiatus*
- **EVENT COMMITTEE:** *Community Mgr. in discussion on Halloween and Christmas Party. Looking for someone to be a Santa. Also thinking of a movie night for kids and adults.*
- **GOVERNMENT COMMITTEE, see Bd pkt.:** *Request made to Board to look into an Emergency Evacuation Plan for Tatum Ranch. Community Mgr. will look into it.*
- **CLEAN-UP COMMITTEE, next clean-up scheduled for July 16<sup>th</sup> @7:00 am**

- VI. COMMUNITY MANAGER'S REPORT, see Bd pkt:** *2006 Budget should be presented to the Board in draft form within 60 days, subdivision signage is on order, Tax Exempt status contingent on audit being completed, annual wall painting is 50% completed. CC&R Amendment regarding for rental properties limitations will be presented to the membership at the Annual Meeting, Annual wall painting is 50% done. Reserve Funds have been invested in CD's, next Toll Brother's project mtg. is July 13<sup>th</sup> @ 7 pm in City Council Chambers @ 200 W. Jefferson, Frys Project is in discussion on landscaping the islands, Community Center roofing needs repair and Community Mgr to bid it out, looking into options for a patio cover on community room side, mini park bench needs to be replaced, Board training date needs to be selected, doggie stations have been installed, poker chips purchased for the poker group, Board not interested in addressing new trash can rule, and Mad Science camp went well but had low attendance.*

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**VII. NEW BUSINESS**

- **MOVING MINI PARK LOCATION FROM 43<sup>RD</sup> STREET & MORNING VISTA LANE**, see **Bd pkt**: *No move and no new bench @ this time. Community Manager to send survey letter to surrounding homeowners regarding use of park Do they use it?/why don't they use it?*
- **BOARD PROXY PROCESS**, see **Bd pkt**: *Motion made that we leave the Proxy Process as is stated. Motion seconded and carried. Rick Nowell and Alan Witzer opposed.*
- **SELECTION OF 2005 ANNUAL MEETING DATE**: *Motion made that November 5, 2005 from 10:00 am to 12:00 Noon be the chosen date and time for the Annual meeting. Motion seconded and carried.*
- **MOTION AND VOTE ON FUNDING RESERVES**: *See Financial Report page 2.*
- **CHANGING BOARD MEETINGS TO EVERY OTHER MONTH**: *No change at this time.*
- **CAMERA FOR LOGGIA** : *Directive to Community Manager to purchase a camera and appropriate signage for loggia area.*

**VIII. OLD BUSINESS**

- **BOARD TRAINING DATE**: *Community Manager to contact Board members for suggested dates.*
- **ADDRESS LISTED ON CURBING, Board discussion**: *Addresses O.K. on curbing.*
- **RENTAL AMMENDMENT**: *Motion made that we present the Rental Amendemnt to the homeowners at the Annual Meeting. Motion seconded and carried. Community Manager to do a pro/con list on Rental Amendments and e-mail to Board. Also put in September Tatum Talk.*
- **NUISANCES, refer to materials delivered to Bd Mbrs home in June**: *Motion made to continue along the guidelines of the nuisance process that we established and that anything we do related to the nuisance process has to be extremely well documented and very carefully considered by both the Architectural Committee and the Board in order to proceed carefully to everyone's best interest. Motion seconded and carried. Community Manager to get together with Architectural Committee Chairman to discuss technical details.*

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- **MODIFICATION OF COMPLIANCE POLICY ON ONE YEAR CAP, see Bd pkt., motion & vote needed: *Motion made that twelve (12) months after the last violation occurs, that violation will not be considered for the imposition of future penalties. Motion seconded and carried.***

**IX. ADJOURNMENT: *Motion made to adjourn meeting at 9:43 pm. Motion seconded and carried.***

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

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

