

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

**MARCH 17, 2004**

**MINUTES**

**5:30 – 6:00 pm: General discussion between Board and Architectural Committee regarding one Appeal on tonight's Agenda**

- I. CALL TO ORDER:** *Meeting called to order @ 6:00 PM*
- II. VERIFICATION OF A QUORUM:** *Verified by the presence of Bill Budris, Tim Cocchia, Marty Bruckner, Andrew Heckel. Beverly Montgomery was absent.*

**6:00 pm: 41/121: Compliance Fine Appeal on Seasonal Decoration. Discussion only, decision to be made in Executive Session**

**6:05 pm: 12/090: Compliance Fine Appeal on house painting/repair.**

*Motion made: as long as the house is painted within two months (60 days) and the homeowner notifies the office to inspect the painting within the two months, the Board will waive the \$50 fine. Motion seconded and carried.*

**6:10 pm: 07/59: Architectural Appeal, Appealing denial of addition of two plants to Tatum Ranch Plant List: One plant is known as "Part A" one plant is known as "Plant B." Decision on "Plant B" was been postponed until the April Board meeting. Motion made to overturn the Architectural Committee's decision and uphold the Appeal on "Part A" *Hardengergia Viola* plant. Motion seconded and carried. Board requested that the office call the homeowner and encourage him to research and re-submit with documentation/evidence to show that the plant does fit the plant criteria. Motion seconded and carried. Marty Bruckner abstained from voting.**

- III. ADJOURNMENT:** *Motion made to adjourn meeting @ 6:17 pm. Motion seconded and carried.*

**6:30 – 7:00 pm:      *HOMEOWNER QUESTION and ANSWER PERIOD***

**BOARD SECRETARY TO READ OPENING ANNOUNCEMENTS**

**WELCOME and OPENING STATEMENTS**

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**7:00 pm: GENERAL MEETING**

- I. CALL TO ORDER:** *Meeting called to order at 7:20 pm*
- II. VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Bill Budris, Tim Cocchia, Marty Bruckner and Andrew Heckel. Beverly Montgomery was absent.*
- III. APPROVAL and ACCEPTANCE OF THE FEBRUARY 18, 2004 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion seconded and carried*
- IV. APPROVAL and ACCEPTANCE OF THE MARCH 4, 2004 SPECIAL BOARD MEETING MINUTES.** *Motion made to approve the minutes as written. Motion seconded and carried.*
- V. FINANCIAL REPORT**  
*As of 02/29/03, Total Operating Cash is \$70,359.69. Investment savings is \$248,287.29. Total Assets for the period \$395,412.94. Year-to-date Reserve is running in a surplus \$23,581.80. Motion made to accept the financials as stated. Motion seconded and carried.*
- VI. COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE REPORT, two Architectural fines, see Bd Pkt. ARCH. COMM. CHAIRMAN TO SPEAK ON A LIGHTING ISSUE:**  
*Motion made to approve both of the \$250 fines against The Shops @ Dynamite Creek (Cocomo Joes). Motion seconded and carried. Motion made to table the fine (Edward Jones) until the next meeting subject to more information. Motion seconded and carried.*
  - **CLEAN-UP COMMITTEE:** *Four homeowners helped in the clean up on March 13, 2004. Next clean up is scheduled for May 15, 2004 @ 7:00 am*
  - **SOCIAL COMMITTEE:** *No Representative present*
  - **DIXILETA/DESERT WILLOW PARKWAY COMMITTEE**  
*This item tabled*

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#### VII. COMMUNITY MANAGER'S REPORT

*Motion made to approve the three change orders. Motion seconded and carried. Revision of the new Guidelines will be ready for the April Board meeting. Furniture for new building will be delivered on March 15<sup>th</sup>. New building floor samples should be in on March 19<sup>th</sup>. Office has received two quotes on the insurance bids, waiting for a third; Community Manager will e-mail the Board once all are in the office.*

#### VIII. NEW BUSINESS

- **DESIGNATED PROPERTY AGENT NOTIFICATION, see Bd pkt**  
*Board stated that the homeowner should be receiving all mail, notifications, statements, etc. Everything should be sent directly to the homeowner and not a designated Property Agent.*
- **MORNING VISTA & 43<sup>RD</sup> STREET PARK, discussion on setting up Committee, see Bd packet:** *Board does not have the financial ability to push forward with improving the park. Board is asking the homeowners to get the surrounding homeowners together and get someone to donate items for the park or homeowners can chip in for park items, bring it back to the Board with a signed letter with the homeowners O.K. and the Board will approve the improvements and help with the installation of items. Homeowners can also look into city grants and contributions for assistance. No formal Committee was set at this time.*
- **MOTION and VOTE ON CHANGING THE ASSESSMENT PERIOD:** *Motion made to change the assessment period to July 1, 2004 to July 1<sup>st</sup> of the following year (2005). Motion seconded and carried.*
- **MOTION and VOTE ON ADDING WALL TO PARKING LOT TO SHIELD TWO HOMES:** *Motion made to commit to the wall construction on two homes, replace the view fence and fill it in with a solid wall to match what is currently there. Motion seconded and carried.*
- **SUMMER SCHEDULE FOR BOARD MEMBERS**  
*Motion made to change the April Board meeting to April 28<sup>th</sup> and change the May meeting to 26<sup>th</sup>. Motion seconded and carried.*

*Bill Budris will be leaving after the June Board meeting and will be gone July and August and hopefully will be back for the September meeting, but is not sure. He will be communicating daily with all. Bill will leave a proxy for voting purposes and the Vice Chair will be in charge in the absence of the President.*

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**IX. OLD BUSINESS**

- **BOARD DISCUSSION ON TATUM RANCH AUDITOR**  
*Board Treasure has a list of qualified candidates compiled. He will bring it to the April Board meeting. The Treasure would also like to review the current Investment Policy at the April meeting.*
- **NEXT TOWN HALL MEETING IS THURSDAY EVENING, MAY 6<sup>th</sup> @ 6:30 pm @ THE NEW ASSOCIATION OFFICE**

*IX. ADJOURNMENT: Motion made to adjourn the meeting at 8:05 pm. Motion seconded and carried.*

**APPROVED BY:**

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

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

\_\_\_\_\_  
**Marty Bruckner**  
**Board Secretary**

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