

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**MARCH 16, 2005**

**MINUTES**

**5:30 – 6:00 PM**

**BOARD MET WITH ARCHITECTURAL COMMITTEE TO DISCUSS  
ARCHITECTURAL APPEAL ON AGENDA**

**APPEALS**

**6:00 – 6:30 PM**

- I. **CALL TO ORDER:** *Meeting called to order at 6:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum verified with the presence of Jim Houlahan, Bev Montgomery, Rick Nowell, Alan Witzer and Andrew Heckel.*
- III. **COMPLIANCE APPEAL: 40/118, Homeowner appealing \$50 fine and Van tagged as a commercial vehicle:** *Motion made that we allow thirty (30) days for the homeowner to resolve this issue to remove the van at which time we will then, if it is not resolved, have the Compliance Coordinator bring it back to the Board and deny the original appeal. Motion seconded. **Motion amended to change:** follow normal compliance procedure after the thirty days instead of taking it back to the Board. Motion seconded and carried.*
- IV. **ARCHITECTURAL APPEAL: 31B/41, appealing disapproval of backyard structure:** *Motion made that we turn this back to the Architectural Committee for further review and ask them that they do this as quickly as they possibly can. Motion seconded and carried.*
- V. **ADJOURNMENT:** *Motion to adjourn at 6:20 pm. Motion seconded and carried.*

**HOMEOWNER QUESTION and ANSWER PERIOD**

**6:30 – 7:00**

**GENERAL MEETING**

**7:00 PM**

- I. **CALL TO ORDER:** *Meeting called to order at 7:10 pm*

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**II. VERIFICATION OF A QUORUM:** *Quorum verified with the presence of Jim Houlahan, Bev Montgomery, Rick Nowell, Alan Witzer and Andrew Heckel.*

**III. APPROVAL and ACCEPTANCE OF THE FEBRUARY 16, 2005 BOARD MEETING MINUTES and THE FEBRUARY 19, 2005 SPECIAL BOARD MEETING MINUTES:** *Motion made to accept the minutes of February 16<sup>th</sup> as written. Motion seconded and carried. Motion made that the Board minutes of the 19<sup>th</sup> be accepted as written. Motion seconded and carried.*

*Comment regarding an entry that is valid in the Bylaw. According to Article VI, Section 2 of the Bylaws it is in fact three (3) days for notification to Directors when calling a Special Meeting, not 24 hours. So noted by the Board.*

**IV. FINANCIAL REPORT:** *Assets for period ending 02/28/05, Total Operating cash was \$129,997.60, Liquid Reserves totaled \$421,124.69, Total Hard Assets \$1,512,401.84, leaving the Association with Total Assets of \$2,063,524.13. Building room rental for the period \$650.00 with Total Expense coming in at \$704.79 creating an operating loss of \$54.79. YTD running a deficit on the Community Room of \$158.22. Motion made to accept Financial report. Motion seconded and carried.*

**FORMATION OF A GOVERNMENT COMMITTEE**

**Motion Made** *that the Board authorize a committee where a government liaison between the homeowners association and the Board that will meet and gather information and interface with government agencies. Motion seconded and carried.*

*Community Manager directed to form a Homeowners Group of all the major Homeowner Associations in the Valley to fight Legislatures on the Cox Cable trucks.*

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**V. COMMITTEE REPORTS**

- ❖ **ARCHITECTURAL COMMITTEE**
  - **UPDATE ON PAINT PALETTE:** *In process of scheduling meeting to move forward on the project.*
  - **UPDATE ON ON-GOING NUISANCE COMPLAINTS:** *Have received nine (9) nuisances, has conclusion on six (6). Setting meeting to draft a response letter.*
  - **SELECTING A TRAINING DATE:** *Training date set for April 6<sup>th</sup> from 9:00 am to 12:00 noon in Community Room.*

*Three (3) wild flowers have been added to the plant list.*
- ❖ **SOCIAL COMMITTEE:** *Weight Watchers to start on 03/24/05. The Singles Group to hook up with the Tatum Ranch Golf Club. Bev Montgomery to be added to the alarm system for Community Room purposes.*
- ❖ **EVENT COMMITTEE, see Bd Pkt for proposal:** *Easter Egg Hunt set for Easter Sunday at the Golf Club. Marina Haley presented the “Mad Science” program. **Motion made** to regretfully decline the Event Committees request for the Mad Science proposal. Motion seconded and carried. Marina Haley resigned as the Event Committee Chairman.*
- ❖ **GOVERNMENT COMMITTEE:** *Government Committee had its’ first meeting and selected Virgel Cain as their Chairperson. It is very important to remember that when interaction is with Government Officials it has to be by a Board member. Board will discuss what Sean’s role will be when interacting with Government officials. Committee will be conducting a field trip (03/26/05) out in the desert to review egress on the Sonoran Parkway project. The City is holding an open house on 03/30 to familiarize homeowners with the Sonoran Pkwy project. Community Manager to place a link on our web site for easy access on details on the Sonoran Pkwy project.*

[www.phoenix.gov/STREETS](http://www.phoenix.gov/STREETS)
- ❖ **CLEAN UP COMMITTEE, next clean up scheduled for 3/19/05 @ 7:00 am**

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**VI. COMMUNITY MANAGER'S REPORT:** *Auditor recommending a compilation rather than an audit. Wall painting consists of approx. 33,000 linear feet; bids have been sent. Still waiting for firm commitment from Fry's on the doggie stations. The six approved valves for the irrigation system have been installed. Surplus Funds, Treasurer and Community Manager looked into options, but waiting for our tax exempt status. Storage building coming along fine. Gathering bids on loggia project. Toll Brothers asking for rezoning and no hearing dates set. Fry's Preliminary plans are in the office.*

**VII. NEW BUSINESS**

- ❖ **CHOOSING TWO SUBDIVISIONS FOR SIGNAGE,** *see Bd Pkt Community Manager to choose two locations, take pictures (colored) and present to Board at next Board meeting. Also need drawings and costs.*
- ❖ **ADMINISTRATION BUILDING SIGNAGE,** *see Bd Pkt: Community Manager to bring drawings and costs to next Board meeting.*
- ❖ **RENTING COMMUNITY PARKING LOT:** *If the gate is open and the parking lot is available it can be used.*
- ❖ **ADMINISTRATIVE FEES ON DELINQUENCIES/S.W. DATA?** *Community Manager to accelerate the lien process.*

**VIII. OLD BUSINESS**

- ❖ **RE-VISIT VISITOR PARKING RULE,** *see BD Pkt: Board discussed at length. Gave direction to Community Manager on how better to enforce issue.*
- ❖ **AMENDMENT TO BYLAWS,** *see Bd Pkt: Motion made to accept document as written with the exception of under "Committees" section change "Executive Director" to "Community Manager." Motion seconded and carried. One Board Member opposed motion.*
- ❖ **LOGGIA ENCLOSURE BIDS,** *see Bd Pkt: Community Manager to acquire more bids and bring to next Board meeting.*

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- ❖ **LIMITING RENTAL PROPERTY AMMENDMENT**, see Bd Pkt Board to e-mail suggestions/changes to Community Manager on specifics to the Amendment. Document needs to be re-worded. Community Manager will seek counsel help for re-wording.
  
  - ❖ **FRYS DEVELOPMENT**: Community Manager shared site plans with Board.
  
  - ❖ **TAX-EXEMPT STATUS**: *Motion made* to go with the compilation opposed to an audit and any adjustments itemized will be presented to each Board member. Motion seconded and carried.
    - Board recommended a Summer intern to help do a plan on the best use of the community room. How we can better market and utilize the building.
  
    - Suggestion to do price down for during the week resident events; birthdays/showers. Place on next Board agenda.
  
    - *Motion made* to cancel the April 5, 2005 Board meeting. Next scheduled meeting will be May 3, 2005. Motion seconded and carried.
- IX. ADJOURNMENT**: *Motion made* to adjourn meeting @ 9:45 pm. Motion seconded and carried.

Approved By: \_\_\_\_\_

**Board President**

\_\_\_\_\_

**Date**

\_\_\_\_\_

**Board Secretary**

\_\_\_\_\_

**Date**

