

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

MARCH 14, 2006

MINUTES

6:00 – 6:30 pm

APPEALS

- I. CALL TO ORDER:** *Meeting called to order at 6:00 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Alan Witzer and Al Tobey. Kathy Kulinski and John Constantine were not present.*
- III. ARCHITECTURAL APPEALS**
- ✚ 6:00 pm (13/53) appealing disapproval of exterior paint color:**
Motion made to uphold the Architectural Committees disapproval of the color change. Motion seconded and carried.
 - ✚ 6:05 pm (13/52) appealing disapproval of exterior paint color:**
Motion made to uphold the Architectural Committees disapproval of the color change. Motion seconded and carried.
 - ✚ 6:10 pm (32B/94) appealing disapproval of wrought iron and wood slats as wall extension:** *Motion made to disapprove the appeal on the Francis property because the fence does not comply with Design Guidelines. If they can document approval of the present construction in it's entirety we will reconsider. Motion seconded and carried.*
- IV. COMPLIANCE APPEALS**
- ✚ 6:15 pm (9/91) Tejon Properties appealing \$50 fine for commercial vehicle:** *Motion made that the appeal be denied. Motion seconded and carried.*
 - ✚ 6:20 pm (32B/94) appealing \$50 fine for unapproved wall extension**
Motion made to deny the appeal but if they can produce any evidence that the wall was approved as built we will reconsider. Motion seconded and carried.
- V. ADJOURNMENT:** *Motion made to adjourn the appeal portion of the meeting at 6:32 pm. Motion seconded and carried.*

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6:30 – 7:00 pm

HOMEOWNER QUESTION and ANSWER PERIOD

Items discussed during this session were: Jazzercise Program, Wash maintenance for Tatum Village, Tatum Greens and Tatum Ranch, an on-going problem with welder in garage has improved.

7:00 pm

GENERAL MEETING

- I. CALL TO ORDER:** *Meeting called to order at 7:00 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with presence of Rick Nowell, Alan Witzer and Al Tobey. Kathy Kulinski and John Constantine were not present.*
- III. APPROVAL and ACCEPTANCE OF THE FEBRUARY 14, 2006 BD MEETING MINUTES:** *Motion made to accept minutes as submitted. Motion seconded and carried.*
- IV. FINANCIAL REPORT:** *As of today, not on a consolidated basis, we have \$1,034,500 in cash of which \$281,000 is in the operating checking account and the balance of \$753,000 is in investments. On a consolidated basis, Parcel One operating cash is \$8,300 with a Reserve of \$62,000 which brings us to \$1,105,800. Operations of the building; \$1,600 in revenue with \$2,400 in expenses, operating with an \$800 loss. YTD net profit is \$76,000 and we are budgeted for \$31,400. Parcel One has Reserves of cash available of about \$70,000 with a cost for road maintenance coming due of \$13,000.*
 - ✚ INVESTING ASSOCIATION FUNDS:** *Motion made to invest \$250,000 as soon as possible into Countrywide which is now at 5% with an APY of 5.15% for a 12 month term and then consider what to do with the next \$250,000 at the next meeting. Motion seconded. **Motion failed.***

Motion made** that any Board Member can physically go and retrieve the money when it comes due from a CD and either place it where the Board has decided to place it at a prior meeting or put it into one of our regular bank accounts so it ready for placement in the future. Motion seconded. **Motion withdrawn.

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✚ **DISCUSSION ON RENEWING \$100,000 LINE OF CREDIT WITH COPPER STAR BANK:** *Motion made not to renew the Line of Credit. Motion seconded and carried.*

✚ **SIGNATURES NEEDED ON INVESTMENT PAPERWORK:** *Board will sign paperwork after this meeting.*

V. COMMITTEE REPORTS

✚ **ARCHITECTURAL COMMITTEE, proposed new guidelines:** *Committee working on Guidelines to make them clear and concise. The list of suggestions given to the Board is not the overall thoughts of the Committee.*

✚ **CLEAN UP COMMITTEE:** *Next clean up is on May 13, 2006 @ 7:00 am.*

✚ **EVENT COMMITTEE, discussion on wine event:** *The Association can not sponsor an event where alcohol is involved. Advertising/information for this event will be discussed at the April 06 Board Meeting.*

✚ **GOVERNMENT COMMITTEE:** *No representative present.*

✚ **SOCIAL COMMITTEE:** *No representative present.*

✚ **RENTAL AMENDMENT COMMITTEE:** *The Committee's research has found that it is prohibited for any resident in Phoenix to rent for less than thirty days. Next step is to learn how to enforce this.*

VI. COMMUNITY MANAGER'S REPORT: *Items discussed were; Open Houses for the Sonoran Parkway Project, Fight Back Program statistics, Tax Exempt status still pending, Trojan Horse Property construction to begin late 2007, Fry's construction to begin in 30-45 days, Hesel tree/iron work design disapproved by Architectural Committee.*

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VII. UNFINISHED BUSINESS

- + P. B. BELL/TERRA VISTA APARTMENT TO CONDO CONVERSION:** *Motion made to approve Terra Vista's Declaration and Plat Plan. Motion seconded and carried.*
- + SELECT NEXT BD TRAINING DATE (NICM):** *Deferred to next meeting.*
- + REPAIR & PAINTING OF COMMON AREA WALL, Alan Witzer to discuss:** *Motion made to accept this bid. Motion seconded and carried.*

VIII. NEW BUSINESS

- + JAZZERCISE PROPOSAL:** *Three morning days during the week. Subject to adding a Saturday at a later date. Motion made to accept the Proposal for Jazzercise to operate three weekdays each week on a monthly basis with flexibility on the Jazzercise schedule. Motion seconded and carried.*
- + FRIENDS OF THE LIBRARY MEMBERSHIP EXPIRING:** *Motion made to pay \$50.00 for membership to Friends of the Library in Tatum Ranch. Motion seconded and carried. Al Tobey opposed.*
- + BONNETT, FAIRBOURN, FRIEDMAN & BALINT, Peakview Rd Right-of-Way:** *Alan Witzer will call this Attorney firm with questions the Board has on this project.*
- + INVESTMENTS:** *Discussed in financials section of these minutes.*

IX. ADJOURNMENT: *Motion made to adjourn meeting at 9:03 pm. Motion seconded.*

Approved: _____ Date: _____
 Board President

Approved: _____ Date: _____
 Board Secretary