

**T.R.C.A.  
BOARD OF DIRECTORS MEETING  
MAY 25, 2004**

**MINUTES**

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

**6:00 – 6:30 pm:** **Appeals**

- I. **CALL TO ORDER:** *Meeting called to order at 6:06 pm*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Bill Budris, Tim Cocchia, Bev Montgomery, Marty Bruckner. Andrew Heckel was absent, but gave his proxy to Bill Budris.*
- III. **APPEALS:** **6:00 pm.....WE Tatum, LLC “Glad Nails” establishment**  
**Appealing Architectural Committees disapproval of the Glad Nails sign: *Motion made to uphold the appeal. Motion seconded and carried.***

*Motion made to reimburse homeowner (McFarland) one half of the bee bill. Motion failed two to one.*

*Motion made to reimburse homeowner (McFarland) for the full amount, \$355 for the bee bill. Motion seconded and carried. Marty Bruckner abstained.*

- IV. **ADJOURNMENT:** *Meeting adjourned at 6:14 PM*

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

**7:00 pm:** **GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 7:10 pm*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Bill Budris, Tim Cocchia, Bev Montgomery, Marty Bruckner. Andrew Heckel was absent, but gave his proxy to Bill Budris.*
- III. **APPROVAL and ACCEPTANCE OF THE APRIL 27, 2004 BOARD MEETING MINUTES:** *Motion made to accept the minutes as presented. Motion seconded and carried.*

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**IV. FINANCIAL REPORT:** *The new building is now showing as an asset. The Reserve amount for the administration building is showing as a negative. Our financial statement is now a consolidated statement showing all of our assets and all of our liabilities. As of the end of last month we have \$165,000 cash on hand. We have not had to tap into our line of credit as of this date. Once we make the final payment to Brignall, we may have to use the line of credit. We are in a hot resale market and are turning 40-50 homes per month which explains why we are double over budget in the resale category. We are on track with our expenses on the budget. **Motion made** to accept the financial report as presented. Motion seconded and carried.*

**V. COMMITTEE REPORTS**

- **ARCHITECTURAL COMMITTEE, see fines in Bd. Pkt.**  
*Motion made to approve all three fines submitted by the Architectural Committee. Motion seconded and carried. One abstention from the vote.*
- **CLEAN UP COMMITTEE. Next meeting July 17<sup>th</sup> @ 7:00 am:** *Community Manager to contact Happy Harry's AND Walgreen's on their litter problem.*
- **SOCIAL COMMITTEE:** *Four homeowners have volunteered their time to serve on this committee. Request for more volunteers to run in the June Tatum Talk. **Motion made** to hold off publishing the adopted Social Committee schedule and revisit the schedule when the groups are actually going to be up and running. Motion seconded and carried*

**VI. COMMUNITY MANAGER'S REPORT:** *Topics discussed: Community Room Flooring, New Guidelines, Skinner Drive Project, Tatum Talk on a monthly basis, Trojan Horse Property Fry's Project, Grand Opening of new building, Block Watch, Insurance Policy, Social Activity Groups, Reserve Study, CVS Property, Rental Property Agreement was tabled for a year, Server for the office and misc. items.*

***Motion made** to approve \$1,000 for the Grand Opening event. Motion seconded and carried.*

***Motion made** to approve the purchase of a Dell Server (as close to what was presented to the Board) based on the Community Manager using his judgment as far as cash flow is concerned as to when he purchases it. Motion seconded and carried.*

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**VII. NEW BUSINESS**

*Motion made to open the floor to homeowner comments. Motion seconded and carried.*

- **WELCOME COMMITTEE, Board, mark your calendars for June 19<sup>th</sup> (Saturday) for the next Welcome Coffee. Start time is 9:00 am**  
*Staff requested the purchase of a coffee urn for this event. Jack Hallam from State Farm to sponsor this event. Tim Cocchia to contact Starbucks on a coffee urn and get back to Community Manager in a week.*
- **RELEASING HOMEOWNER ADDRESSES TO BUSINESSES**  
*Not at this time.*
- **2004 SURVEY/ANNUAL MEETING, timing and questions**  
*This should be a two page survey. Community Manager to have general questions for review at the June Board meeting. Place article in the June Tatum Talk asking for feedback from homeowners. Feedback from homeowners will be shared with the Board at the July Board meeting. Mailing date of survey set for September 1, 2004 with surveys to be returned no later than October 1, 2004.*

*Staff to prepare timeline for the Annual Meeting for the June Board meeting. Come up with a proposed date for the Annual Meeting. Possibly the week before Thanksgiving.*

- **ALCOHOL and FIREARM POLICY FOR COMMUNITY ROOM RENTALS: Motion made to table this item until the June Board meeting.**  
*Motion seconded and carried. Staff to make calls to rental facilities and compile suggested policies that other facilities use. Also, check with Insurance Company.*
- **POLITICAL FORUM REQUEST FROM CITY OFFICIALS**  
*Not at this time*
- **TALENT SHOW FOR HOMEOWNERS IN COMMUNITY ROOM, see Bd. Pkt., homeowner Marina Haley to discuss: Board requested a budget for the event be given to them and felt there was not enough lead time to pull off a production this large for an event date of August 21, 2004.**
- **RESOLUTION ON EXTENDED DRIVEWAYS, see Bd. Pkt.**  
*Motion made to approve resolution of the Architectural Committee to approve the following enlisted driveway extensions and grandfather them. Motion seconded and carried.*

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- **WATER CONSERVATION PROGRAM, B. Budris to speak, see Bd. Pkt.:** *Community Manager to write a water conservation plan.*
- **DOGGIE BAGS FOR TATUM RANCH, B. Budris to speak, see Bd. Pkt.** *We should look for a sponsor to cover the costs associated with this type of program.*
- **TATUM TALK DISTRIBUTION ONCE A MONTH (VS) EVERY OTHER MONTH:** *No action at this time*
- **LANDSCAPE BID REQUIREMENTS, see Bd Pkt.** *When the bids come in, Community Manager will bring bids and his recommendations to the Board.*
- **BLOCKWATCH SUMMIT, see Bd. Pkt:** *Community Manager and Board Member(s) to attend this function.*
- **ART FOR NEW BUILDING:** *Contact was made with the Sonoran Art League. Office will pursue this program.*
- **NEW BUILDING OPEN HOUSE, SCHEDULED FOR SATURDAY, 8-21-04 @ 9:00 am. Same day as Town Hall Meeting. Confirmed**

**VIII. OLD BUSINESS**

- **SUB ASSOCIATIONS and NON-SOCIAL GROUPS USE OF COMMUNITY ROOM. Fee charge or use room or free. No change at this time. These groups will have to pay to use the room.**  
  
*Costs to residents using Card Room (evening event). **Motion made** to amend our rate schedule for night events until we get some other means of monitoring and that we add to a night schedule any incremental costs. Motion seconded and carried.*  
  
***Motion made** to amend Rental Guidelines to stipulate that any business rental is restricted to the room they rent. Motion seconded and carried.*
- **AAA WORKORDER RECONSIDERATION FROM 11/03 BD MEETING. Requested to hold off for a period of six months. See Bd. Pkt.** *No action at this time. Put on the November Board agenda.*
- **AUDITOR BIDS, see Bd. Pkt.:** *Board Treasurer and Community Manager will get the request for bids out in the next couple of weeks and may have something for the next Board meeting.*

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- **SERVER FOR OFFICE, see Bd. Pkt.:** *See motion under Community Manager's Report.*
- **ARCHITECTURAL GUIDELINES, discussion for review and Board approval:** *Discussion on Guideline # 24*

*Motion made that we amend item 24 of the guidelines to exempt ornamentation from being on the house and to allow ornamentation of a southwestern theme in the front yard as long as it is no more than 15 feet from the curb. No more than three (3) ornamentation, and no single dimension being 2x2x2. Motion failed.*

*Motion made to amend section 24 to not allow any ornamentation on the house. Motion failed.*

*Motion made to limit the number of items of ornamentation in the front of the house including both the wall and front yard (visible) to three. Motion seconded and carried.*

*Motion made to limit the size of the items to 2x2x2. Motion seconded and carried.*

*Motion made that the required setback from the curb is 15 feet. Motion seconded and carried. Motion made to amend the setback from the curb from 15 feet to 20 feet, however this rule should not prohibit any ornamentation within three feet of the house. Motion seconded and carried.*

*As it stands ornamentation should be of a southwest theme, three items total (wall and yard), 2x2x2 (24 inches in diameter) and twenty feet from the curb, but can be within three feet of the house.*

*Motion made to approve the guidelines subject to the changes in section 24 on ornamentation. Motion seconded and carried.*

**IX ADJOURNMENT:** *Motion made to adjourn at 10:20 pm. Motion seconded and carried.*

**APPROVED BY:**

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

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

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

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

