

**T.R.C.A.
BOARD OF DIRECTORS MEETING
November 19, 2003**

MINUTES

APPEALS:

- **CALL TO ORDER:** *Meeting called to order at 6:10 pm*
- **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jim Houlahan, Bill Budris, Tim Cocchia and Marty Bruckner*
- **APPEALS TO BE HEARD**
 1. **32A/20: Appealing fine from Architectural Committee**
Motion made to approve the fine of \$350, however, if within 60 days the homeowner meets all the requirements as laid out in the letter to him and brings his house into compliance under the issues listed in the letter to him dated May 1, 2003 and any other outstanding violation that the homeowner has been notified of from the Architectural Committee the fine will be reduced to \$100. Motion seconded and carried
 2. **Toscana: Appealing disapproval of NO Trespassing/Soliciting Handbills**
Motion made to uphold the Architectural Committee's decision on the Toscana parcel appeal for signage. Seconded with discussion with Toscana. Motion carried
- **ADJOURNMENT:** *Motion made to adjourn Appeal meeting at 6:30pm*

BOARD SECRETARY READ "OPENING ANNOUNCEMENTS"

HOMEOWNER QUESTION AND ANSWER PERIOD

WELCOME and OPENING STATEMENTS

- I. **CALL TO ORDER:**
Meeting called to order at 6:48 pm
- II. **VERIFICATION OF A QUORUM**
Quorum was met with the presence of Jim Houlahan, Tim Cocchia, Bill Budris and Marty Bruckner

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III. APPROVAL AND ACCEPTANCE OF THE OCTOBER 14, 2003 BOARD MEETING MINUTES

Motion made to approve the minutes as written. Motion seconded and carried

IV. ELECTION OF BOARD OFFICERS

Motion made to elect Bill Budris as President, Tim Cocchia as Vice President, Beverly Montgomery as First Vice President, Marty Bruckner as Secretary and Andrew Heckel as Treasurer. Motion seconded and carried.

V. FINANCIAL REPORT

*Major expenses for the month were \$87,210 for new building progress payment, \$25,101.50 for 1/3 of the furniture expense (new building) and \$4,378.56 for engineering expense for new building due to city draining requirements. **Revenues of \$111,987.28**, assessments under budget due to large pre-payments (\$97,490.80) in September. Re-sale fees (\$2,980) over budget due to robust re-sales in community. **Expenses, Water (\$3,355.32)** over budget due to major water leaks in main irrigation line. \$3,253.79 over, due to timing issues on newsletter expenses. Motion made to accept the financial report. Motion seconded and carried*

VI. COMMITTEE REPORTS

- **ARCHITECTURAL COMMITTEE, discussion on new Community Guidelines, specific to ornamentation, nuisances and security signage**
Architectural Committee working on new Guidelines.

Motion made to change the time of the regular Board meetings to 5:30 pm to allow the Architectural Committee and the Board to discuss the up-coming appeals on the Board agenda. Motion seconded and carried.

Motion made to approve the monetary penalty of \$50 assessed to a homeowner for beginning construction of a swimming pool without prior application or approval from the Architectural Committee. Motion seconded and carried

Motion made to approve the monetary penalty of \$50 assessed to commercial entity

- **CLEAN UP COMMITTEE, discussion on clean up dates for 2004**
The Clean Up Committee will be cleaning up the Ranch every other month beginning in January. Dates will be posted on the web site and bulletin board as soon as the dates are selected.

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- **SOCIAL CLUB, adopt a needy family for Christmas (see Board packet)**
Permission given to allow Social Club to contact Tatum Ranch commercial businesses for support on the Adopt a Family for Christmas Program.
- **DIXILETA/DESERT WILLOW PARKWAY COMMITTEE**
Chairman in process of getting drawing done for the area before the next step can be taken.

VII. COMMUNITY MANAGER'S REPORT

Community Manager reported that the Skinner Drive project will be delayed until 04/2004 because of the Spotted Owl problem. Community center was discussed as well as the CVS project, Trojan Horse project, Frys project and the intersection at Desert Willow and Dixileta Drive.

Community Manager did hear back from Richmond American homes in regards to the paint on their homes. Richmond American's official stance is that they will only do the two year warranty on the house paint.

VIII. NEW BUSINESS

- **TRCA AUDIT DRAFT PREPARED BY COLBY MANAGEMENT (see Board packet)**
Community Manager to talk with Treasurer regarding the audit draft before contacting Colby for final draft.
- **SELECTION OF AUDITOR**
Board tabled this item until the December meeting for Treasurer input.
- **PROPOSED IMPOSITION OF MONETARY PENALTIES (FINES), BOARD TO CONSIDER FINES (see Board packet)**
Motion made to amend the previous fine assessed to a homeowner from \$200 to \$50 to align more with our new policy. Motion seconded and carried

Board instructed staff to send fine letters out (before the Board reviews them), but to keep the Board updated on the fine letters through the regular Board meeting

- **2004 BOARD MEETING DATES (see Board packet)**
Motion made to approve Board meeting dates presented with the exception of the May 19, 2004 meeting being changed to May 11, 2004. Motion seconded and carried.

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- **2004 TOWN HALL MEETINGS. SELECTION OF DATE, TIME AND PLACE**
Board selected Saturday, February 28th @ 9:00 am (contingent on Golf Club availability), Tuesday, May 6th @ new Assoc. office @ 6:30 pm and Saturday, August 7th @ Assoc. office @ 9:00 am.

- **GROUP HOME CONCERNS ON TATUM RANCH**
Motion made to approve Community Manager to seek legal opinion on group homes with a cap of \$1000 in expense. Tim Cocchia requested he be present when Community Manager has his discussion with the Attorney. Motion seconded and carried

- **AAA WORK ORDERS**
Motion made to approve AAA work order #1046 for boulders and plants @ Cave Creek & Desert Willow West, hold off on work order #1050 and place on Board agenda six months from now, approve work order #1052 for work on 40th Street from Rancho Caliente North to Lone Mtn. and approve the proposal from Echo Canyon for \$3975 for work on Lone Mtn. Rd from 40th street going East. Motion seconded and carried

IX. OLD BUSINESS

- **UPDATE ON POSTS PROPOSED BY TATUM VILLAGE FOR TATUM GREENS COMMON AREA**
Posts are in and Association has not received a request for funds

- **NEW BUILDING, CHANGE OF ALARM SYSTEM VENDOR (Community Manager to discuss)**
Motion made to approve Community Manager's recommendation to change the alarm systems vendor along with the other items he mentioned . Motion seconded and carried.

X. ADJOURNMENT

Motion made to adjourn meeting. Motion seconded and carried

APPROVED BY:

REVIEWED BY:

Bill Budris
Board President

Marty Bruckner
Board Secretary

Date

Date

