

T.R.C.A.
BOARD OF DIRECTORS MEETING
NOVEMBER 17, 2004

MINUTES

6:00 – 7:00 pm

MEET THE CANDIDATES SEGMENT

Candidates were introduced by Community Manager, Sean Bodkin, and the audience had an opportunity to ask the candidates any questions of their choosing.

Board Secretary read the Opening Announcements

7:00 pm

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 7:10 PM*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was verified with the presence of Bill Budris, Bev Montgomery, Marty Bruckner and Andrew Heckel.*
- III. **APPROVAL and ACCEPTANCE OF THE OCTOBER 20, 2004 BOARD MEETING MINUTES and THE OCTOBER 30, 2004 SPECIAL BOARD OF DIRECTORS MEETING MINUTES:** *Motion made to accept the Minutes set before us dated October 20, 2004. Motion seconded and carried. Motion made to accept the October 30, 2004 Special Board Meeting Minutes. Motion seconded and carried.*
- IV. **FINANCIAL REPORT:** *For period ending October 31, 2004 Total Operating Cash came in at \$200,194.12, Total Liquid Savings \$203,518.47, Other Assets which would include the community bldg, fixtures & equipment and accumulated depreciation, \$1,521,906.78 leaving the Association with Assets of 1,925,619.37. For the period, total income for the facility \$75.00. YTD Actuals \$3,633.50. Right now the facility is running a deficit of a little over \$2500 for the year. Motion made to accept the financial report. Motion seconded and carried*
- V. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE**, see Bd Pkt for fine assessed
 - (1) **Commercial Sign Package**, see Bd Pkt for Community Manager's comparison: *Motion made to accept the Commercial Signage criteria with the understanding that it can be revised. Motion seconded and carried.*
 - (2) **Nuisance Form**, see Bd Pkt for Community Manager's recommendation: *Table until December Board Mtg.*
 - (3) **Paint Palette progress:** *On-going, still a work in progress*

Motion made to send out monetary penalty to homeowner. Motion seconded and carried

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- **CLEAN UP COMMITTEE**, next clean up scheduled for Nov 20th.
No action since the last meeting
- **SOCIAL COMMITTEE**, Bev Montgomery working with the Election Board to try and get Tatum Ranch as one precinct. Angels are now on the Association Office Christmas tree for those residents who want to sponsor a child for the holiday.
- **EVENT COMMITTEE**: Halloween event went very well. Talent show slated for February 5, 2005. Plans are in the works for an Easter egg hunt partnered with the Golf Club.

VI. COMMUNITY MANAGER'S REPORT: *Sonoran Parkway Committee has been formed by the City with three reps of the committee from Tatum Ranch. Community Manager recommends that Assoc. pursue tax-exempt status. Compliance employee hired. Desert Willow bulletin board has been destroyed for the second time. The Board needs to appoint a Nominating Committee for 2005 at the 2004 Annual Meeting. Staff is working on a commercial sign package to go out to new Tatum Ranch commercial business. Looking for out-going Board Member gifts. Need to add more storage space to office side of building. No luck in acquiring a smaller soda machine. Attorney recommends that T.R. sponsored events should have no alcohol served. The homeowner driveway issue has been resolved. Community Manager has passed his CAI certification, next test is middle of 2005. No answer on the Skinner Drive speed bumps. Tuscany Village owners have approached Community Manager on putting a drive-in bank in their development. Trojan Horse auction is set for December 15, 2004. Fry's project is on-going. Charging sub associations for community room use.*

Motion made *to remove the Desert Willow bulletin board and inform residents through a Tatum Talk article as to why there will not be a replacement board constructed. Motion seconded and carried.*

Motion made *to move \$50,000 from Copper Star account to tax-exempt account. Motion seconded and carried.*

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VII. NEW BUSINESS

- **MEDICAL SCREENINGS @ COMMUNITY BLDG.** *Motion made to accept offer of running health screen proposal to be held at the Community Center on January 22, 2005. Motion seconded and carried.*

VIII. OLD BUSINESS

- **UPDATE ON ANNUAL MEETING:** *Date set for December 8, 2004.*
- **UPDATE ON ENCLOSING LOGGIA AREA:** *Community Manager in process of getting proposals with options.*
- **UPDATE ON “HOLD HARMLESS” FORM, see Bd Pkt:** *Motion made to follow the Attorneys recommendation that we **do not** allow alcohol at Association sponsored events. Motion seconded and carried*
- **UPDATE ON COST FOR ENCLOSING BACK PATIO:** *Motion made to proceed with building improvement for storage, but not to exceed the indicated amount on proposal. Motion seconded and carried.*
- **UPDATE ON TAX-EXEMPT STATUS:** *Motion made to move ahead on acquiring tax-exempt status. Motion seconded and carried.*
- **LIMITING RENTAL PROPERTIES, see brochure “Community Association Management Insider in front part of packet:** *Motion made to table this item until the December Board meeting.*

- IX. ADJOURNMENT:** *Motion made to adjourn meeting at 8:50 pm. Motion seconded and carried.*

Approved By: _____

Date: _____

Date: _____

