

**TATUM RANCH  
BOARD OF DIRECTORS MEETING  
NOVEMBER 8, 2005**

**MINUTES**

**APPEALS 6:00 – 6:45 PM**

- I. CALL TO ORDER:** *Meeting called to order at 6:13 pm*
- II. VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Jim Houlahan, Bev Montgomery, Rick Nowell, Andrew Heckel and Alan Witzer.*
- III. ARCHITECTURAL APPEALS:**
- 6:00 pm (32A/54) Appealing disapproval of stonework above garage:** *Motion made to send this back to the Architectural and let them re-evaluate this and see if they would not approve this with a monetary penalty for doing the work without prior approval and appears that the original job was not done according to the approved application. Motion seconded and carried.*
  - 6:05 pm (13/49) Appealing \$100 pool fine (held over from Sept 05 Bd Mtg):** *Motion made to uphold fine as it stands. Motion seconded and carried.*
- IV. COMPLAINT APPEALS**
- 6:10 pm (26/47) Appealing \$50 fine on commercial vehicle:** *Appeal withdrawn and homeowner will pay the \$50 fine.*
  - 6:15 pm (31B/37) Appealing \$100 street parking fine:** *Motion made to reduce this fine to \$50 instead of \$100. Motion seconded and carried.*
  - 6:20 pm (32A/113) Appealing \$50 street parking fine:** *Motion made to uphold fine as it stands. Motion seconded and carried.*
  - 6:25 pm (12/48) Appealing \$50 street parking fine:** *Motion made to waive fine for 30 days and if at that time if cars are still a problem, then fine will be \$100. Motion seconded and carried.*
  - 6:30 pm (15/83) Appealing \$50 street parking fine:** *Motion made to uphold the fine based on the cars that the homeowner did park on street. Motion seconded and carried.*
- V. ADJOURNMENT:** *Motion made to adjourn meeting @ 6:42 pm. Motion seconded and carried.*

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**6:45 – 7:30 PM  
HOMEOWNER QUESTION and ANSWER PERIOD**

*Items of discussion were rental amendment, parking issues, community room rentals and usage of community room.*

**GENERAL MEETING 7:30 PM**

- I. **CALL TO ORDER:** *Meeting called to order at 7:35 pm*
- II. **VERIFICATION OF A QUORUM:** *Verification of a quorum was met with the presence of Jim Houlahan, Bev Montgomery, Rick Nowell, Andrew Heckel and Alan Witzer.*
- III. **APPROVAL and ACCEPTANCE OF THE OCTOBER 11, 2005 BOARD MEETING MINUTES:** *Motion made to accept the October 11, 2005 Board Meeting Minutes as written. Motion seconded and carried.*
- IV. **FINANCIAL REPORT:** *Period ending 09/30/05 Total Operating Cash totaled \$178,232.95, Total Liquid Reserves at \$648,054.56, Total Hard Assets including accumulated depreciation at \$1,491,166.80, leaving the Association with total assets for the period 09/30/05 at \$2,317,454.31. Restricted Reserves for the period ending was \$542,006.76 and running YTD Surplus of \$379,633.63. For the building, YTD Total Income was \$11,882.57 with Total expenses \$12,793.29 for a deficit of \$910.72. Per the Sept. 05 meeting a \$100,000 of Liquid Reserves was moved into two CD's of \$50,000 each. **Motion made** to accept the financial report. Motion seconded and carried.*
- V. **COMMITTEE REPORTS**
  - ✚ **ARCHITECTURAL COMMITTEE**
    - **MOTION & VOTE ON ASSESSED ARCH FINES:** *Motion made to access the fines as recommended by the Architectural Committee in all four cases. Motion seconded and carried.*
    - **NUISANCE POLICY STATUS:** *Still pending*
    - **PAINT PALETTE STATUS:** *Not in formalized language, will be in December Board packet for review.*
    - **PROPOSED NEW GUIDELINE STATUS:** *Slow going, will set another meeting and continue working on clarifying.*

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- + SOCIAL COMMITTEE:** *Committee has joined the Event Committee's Holiday Boutique for a community wide bake sale. Money collected from the registration fee for the Holiday Boutique and the bake sale will go to the Andre House Adopt-a-Family Charity.*
- + EVENT COMMITTEE:** *Halloween event was successful. Holiday Boutique is December 4, Holiday Decorating Contest deadline is December 19. Santa Party is December 8 @ the Golf Club.*
- + CLEAN UP COMMITTEE,** *next clean up is Nov 19<sup>th</sup> @ 7:00 am*
- + GOVERNMENT COMMITTEE:** *Next meeting for Sonoran Pkwy is scheduled for December 7<sup>th</sup>. Toll Brothers plant salvage has started and infrastructure will begin after the salvage plan is completed.*

- VI. COMMUNITY MANAGER'S REPORT:** *Nuisance process not finalized and no nuisances have been declared at this time. City Council has approved the Bond Proposal for 2006. The election for city residents on this proposal is scheduled for March 06, Fry's will break ground after the first of the year; will work in phases, Association building will have their roof capped next week. New park bench has been installed at the Morning Vista Park and trees have been marked for relocation for better visibility, Board training deferred to 2006, bird stops review still pending.*

**Motion made** *that we continue with current Auditor through the first year of Tax Exempt status. Motion seconded and carried.*

**Motion made** *to place another \$50,000 from the Liquid Reserves into a short term instrument up to a 12 month yield. Motion seconded and carried.*

**VII. NEW BUSINESS**

**+ APPROVE NOMINATIONS FOR BOARD AND ARCHITECTURAL COMMITTEE POSITIONS**

*Nominating Committee Chairperson announced the nominees accepted by her Committee; those accepted for **Board candidates** were: Kathy Kulinski, Al Tobey, John Constantine and Willard Hatch; who has withdrawn his application. Architectural candidates accepted were: Lisa Bell, Scott Flanery, Harold Seligmann and Scott Myers-Lenz.*

**Motion made** *to accept the nominees as presented by the Nominating Committee excluding Mr. Seligmann due to information obtained by the Board and due to our attorney's legal opinion in presenting some conduct that could present certain liabilities for the Association. Motion seconded and carried. Rick Nowell opposed.*

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- ✚ **SEPARATE APPEAL MEETINGS, President to discuss:** *Keep meetings as they are for the present time.*
  
- ✚ **ANNEXATION OF NEW COMMUNITY NEXT TO TATUM RANCH, Community Manager to discuss:** *Board directed Community Manager to research monetary investment (from the builders side) to see what customary market value would be on easement property.*
  
- ✚ **2<sup>nd</sup> ANNUAL HEALTH SCREENING:** *Motion made to allow them to do this in the Community Room, but at the fee for a homeowner's use. Motion seconded and carried.*

**VIII. OLD BUSINESS**

- ✚ **WAIVED COMPLIANCE FINE:** *Reviewed by Board*
  
- ✚ **DISCUSSION and APPROVAL OF THE 2006 BUDGET:** *Amendments made to 2006 Budget; Increase bldg. improvements to \$40,000, purchase six new doggie waste stations, \$7,000 for potential patio cover, \$6,000 for Block Party Trailer, increase in manpower on landscaping, increase Social/Event Committee budget to \$12,000. **Motion made** to accept 2006 Budget as drafted with amendments stated. Motion seconded and carried.*
  
- ✚ **REMINDER, ANNUAL MEETING IS DEC. 3<sup>RD</sup> FROM 10:00 PM TO 12:00 NOON @ THE COMMUNITY CENTER**  
  
*Motion made to increase security deposit on Community Room rentals from \$100 to \$250. Motion seconded and carried.*

- XI. ADJOURNMENT:** *Motion made to adjourn at 9:54 pm. Motion seconded and carried.*

**Board Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Board Approved:** \_\_\_\_\_ **Date:** \_\_\_\_\_

