

TATUM RANCH
BOARD OF DIRECTORS MEETING

OCTOBER 10, 2006

MINUTES

5:45 – 6:00 pm

Board met with Architectural Committee regarding Architectural Appeals

6:00 – 6:30 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:07 pm.*
- II. **VERIFICATION OF QUORUM:** *Quorum was met with the presence of Harold Seligmann, Alan Witzer and Virgel Cain. Rick Nowell and Al Tobey were absent from this meeting.*
- III. **ARCHITECTURAL APPEALS**
 - ✚ **6:00 pm: (12/171) Sean Mahoney: Appealing disapproval of curtains in their front outside entry way. Motion made to deny this appeal; it does not fit within the guidelines as stated. Motion seconded and carried.**
 - ✚ **6:05 pm: (11/44) Carol Lee Smith: Appealing noise nuisance disapproval on a permanent basketball court: Motion made to uphold the decision of the Architectural Committee. Motion seconded and carried.**
 - ✚ **6:10 pm: (9/35) Scott & Elizabeth Macdonald: Board deferred decision @ the 8/06 bd mtg for 60 days to give homeowner time to propose a solution for concealing the air conditioning unit. No solution was given during the 60 days: Motion made to impose a \$500 fine for non removal of the air conditioner. If air conditioner is removed and wall is repaired within the next two weeks the \$500 fine will be waived. Motion seconded and carried.**
 - ✚ **6:15 pm: (2/54) Victoria Albrecht: Appealing disapproval of \$200 fine for having an estate sale with community signage: Motion made to reduce the fine to \$100. Motion seconded and carried.**

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IV. COMPLIANCE APPEALS

- ✚ **6:20 pm: (30/64) David Bird: Appealing \$50 monetary penalty for tool rack on his truck: *Motion made to uphold the entire penalty for rack on the homeowner's truck. Motion seconded and carried.***
- ✚ **6:25 pm: (28/099) Brian & Allison Roth: Appealing \$100 monetary for a large lattice trellis: *Motion made to overturn the fine. Motion seconded and carried.***
- ✚ **6:30 pm: (1/55) Mike Palomino: Appealing \$100 monetary penalty for parking behind the double gate: *Motion made to overturn this fine as a gesture of good faith with the understanding that there won't be any future issues with this matter. Motion seconded and carried. Harold Seligmann opposed.***

V. **ADJOURNMENT: *Motion made to adjourn meeting at 7:37 pm. Motion seconded and carried.***

6:30 – 7:00 pm

Homeowner question and answer period

Topics discussed were fine letters, community room rentals, Community Manager's position, reduction of quarterly assessments and the new HOA law.

7:00 pm

GENERAL MEETING

- I. **CALL TO ORDER: *Meeting called to order at 8:07 pm.***
- II. **VERIFICATION OF A QUORUM: *Quorum was met with the presence of Harold Seligmann, Alan Witzer and Virgel Cain. Rick Nowell and Al Tobey were absent from this meeting.***

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III. APPROVAL and ACCEPTANCE OF THE SEPTEMBER 12, 2006 BOARD MEETING MINUTES: *Motion made to accept minutes as written. Motion seconded and carried.*

IV. FINANCIAL REPORT: *For month ending 09/30/06; Total Operating Cash was \$126,411, Total Savings was \$1,297,000. There is a 1.4 million in CD's. Total Other Assets are at \$1,425,000. Total Reserve is at \$725,000, YTD Surplus is at \$306,000 and Total Reserve and Equity is at \$2,850,000. Net operating costs to the community room is \$3,600 after income.*

V. COMMITTEE REPORTS

 **ARCHITECTURAL COMMITTEE:** *Select date for joint meeting (Board & Arch Committee): Chairman will check with his committee members on a date(s) for a joint meeting with the Board. Committee did not make Quorum for the October 9th meeting.*


 **CLEAN UP COMMITTEE:** *Next clean up Nov. 11 @ 8:00 am.*

 **EVENT COMMITTEE:** *No representative present.*

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

VI. COMMUNITY MANAGER'S REPORT: *Items discussed were; Ongoing Fight Back Program, apartment conversions into condos, Reserve Study, Rental Resolution, wash/basin cleanup, Fry's development, irrigation system and bird stop problem.*

VII. UNFINISHED BUSINESS

 **UPDATE ON PAINTING THE ADMINISTRATION BLDG.** *Motion made to table this item until the November Board Meeting. Motion seconded. Motion failed. Motion made that we not leave this building the way it is and have the contractor finish the job as though were leaving this color regardless of what future decisions we make. Motion seconded and carried.*

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✚ **TATUM RANCH PERIMETER WALL PAINTING (2nd PHASE)** see Bd pkt: *Motion made to accept the extension of the bid from Reed Paining. Motion seconded and carried.*

✚ **FINAL SOP ON TATUM RANCH RENTALS**, see Bd pkt *Motion made to approve the Residential Rental Resolution as written. Motion seconded and carried. Change the word "Regulation" to "Resolution." Frank Schiller will contact the office manager to work on modifications to the cover letter. Resolution will be mailed with Annual Meeting packet and be addressed in the Tatum Talk.*

✚ **ANNUAL MEETING**

- ✓ **MOTION & VOTE ON APPROVAL OF NOMINATING COMMITTEE'S SELECTION OF CANDIDATES FOR ANNUAL MEETING VOTING**, see front of Bd pkt: *Frank Schiller reported that there were four applications received for the Board positions and none received for the Architectural Committee positions. The Committee made the following recommendations (1) Guidelines need to be developed for the committee to determine whether a candidate is qualified (2) a longer timeline is needed for the nominating system.*

Motion made that Cheryl Bess be eliminated from the list of nominees. Motion seconded and carried. Harold Seligmann abstained.

Motion made to approve the three remaining candidates, Rick Nowell, Al Tobey and Alan Witzer. Motion seconded and carried.

- ✓ **DISCUSION ON BREAKFAST FOR ANNUAL MEETING.** *Alan Witzer volunteered to be in charge of the breakfast food.*

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- ✓ **ANNUAL MEETING GUEST SPEAKER:** *Desert Horizon Police Precinct will provide an officer to speak at our Annual Meeting.*
- ✓ **SELECTING NOMINATING COMMITTEE FOR 2007 ANNUAL ELECTION, see Bd pkt:** *The Board appointed Alan Witzer as the Nominating Committee Chairman with Bill Budris and Jackye Simenc as Nominating Committee members.*

VIII. NEW BUSINESS

- ✚ **NEW ACCOUNTING PRINTER FOR OFFICE:** *Motion made to spend not more than \$5,000 for an accounting printer when needed at the discretion of the office staff. Motion seconded and carried.*
- ✚ **STUCCO MAIL BOX STRUCTURES:** *Office Manager to get bids from several vendors including JVR.*
- ✚ **COYOTES ON TATUM RANCH, see Bd pkt:** *Board discussed and coyote literature will be mailed in the Annual Meeting packet.*

- IX. ADJOURNMENT:** *Motion made to adjourn the meeting at 11:04 pm. Motion seconded and carried.*

APPROVED BY: _____ **DATE:** _____

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