

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

OCTOBER 11, 2005

MINUTES

5:30 – 6:00 PM

*Board discussed with Architectural Committee Architectural Appeals
on Agenda*

APPEALS 6:00 – 7:00 PM

- I. CALL TO ORDER:** *Meeting called to order at 6:05 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum met with Jim Houlahan, Bev Montgomery, Rick Nowell, Alan Witzer and Andrew Heckel*
- III. ARCHITECTURAL APPEALS:**
- ✚ 6:00 pm (9A1/50: Blythe Guedes), A homeowner appealing Architectural approval of front yard bench**
 - ✚ 6:05 pm (12/169: Julien Wilford), A homeowner appealing Architectural approval of a front yard bench**
- Motion made to approve the two Appeals regarding the benches unless upon asking counsel is of the opinion that these benches can be allowed to remain there during the course of the litigation. Motion seconded and carried.*
- ✚ 6:10 pm (13/49: Alice Ganzar), Appealing \$100 pool fine: Office letter informing homeowner of appeal went to wrong address. Board postponed appeal until the November 05 Board Meeting.**
- IV. COMPLIANCE APPEALS**
- ✚ 6:15 pm (12/224: John/Elsa Constantine), Appealing \$100 Street parking fine: Motion made to accept the compliance appeal, however, there is a concern that if we get more complaints the Board will have to address the issue again. Motion seconded and carried. Rick Nowell abstained and Alan Witzer was a no vote.**
 - ✚ 6:20 pm (19/100: Katherine Worden), Appealing \$50 ornamentation fine: Motion made to waive fine. Problem has been solved. Motion seconded and carried.**
 - ✚ 6:25 pm (32B/24: Murray Neimand), Appealing \$50 parking fine: Motion Made to uphold fine as is. Motion seconded and carried.**

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- 6:30 pm (32A/126: Brian Landgraf), Appealing \$50 Commercial vehicle fine: *Motion made to uphold fine as is. Motion seconded and carried.***
 - 6:35 pm (15/47: Gary Clendenen) Appealing \$150 street parking fine: *Motion made to postpone appeal until such time we run the plates and find out who owns the vehicle. Motion seconded and carried.***
 - 6:40 pm (9A2/72: Kimberly Haton) Appealing \$50 street parking fine: *Motion made to uphold the fine. Motion seconded and carried.***
 - 6:45 pm (31A/174: Thomas Gauthier) Appealing \$50 for unsightly condition of driveway: *Motion made to uphold fine as it stands. Motion seconded and carried.***
- V. ADJOURNMENT: *Motion made to adjourn meeting at 6:43 pm. Motion and carried.***

7:00 –7:30 PM

HOMEOWNER QUESTION AND ANSWER PERIOD

GENERAL MEETING 7:30 PM

BOARD SECRETARY READ “OPENING ANNOUNCEMENTS”

- I. CALL TO ORDER: *Meeting called to order at 7:30 pm***
- II. VERIFICATION OF A QUORUM: *Quorum was met with the presence of Jim Houlahan, Bev Montgomery, Rick Nowell, Alan Witzer and Andrew Heckel.***
- III. APPROVAL and ACCEPTANCE OF THE SEPTEMBER 6, 2005 BOARD MEETING MINUTES: *Motion made to accept the minutes of September 6th as written. Motion seconded and carried.***

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IV. FINANCIAL REPORT, see Board Pkt

As of 08/31/05, Total Operating Cash for the Association was \$130,303.56, Liquid Reserves was \$647,972.81, Hard Assets was \$1,491,691.80, with Total Assets coming in at \$2,269,968.17. Community Building Income was \$10,987.57. Community Building Expenses was \$11,519.69.

✚ \$15.00 per qtr. assessment increase for Sonoran Vista, Mgr. to speak
Motion made that the Board recommends they raise the quarterly assessment fee by \$15.00 for Parcel One. Motion seconded and carried.

Motion made to allow the Community Manager and the Board Treasurer to invest an additional \$100,000 in short term CD instruments. Motion seconded and carried.

Motion made to accept the Treasurer's Report. Motion seconded and carried

V. COMMITTEE REPORT

✚ ARCHITECTURAL COMMITTEE

- **FINES ASSESSED:** *Motion made to accept the fines as presented. Motion seconded and carried.*
- **NUISANCE POLICY STATUS:** *Letter regarding nuisances to be drafted by Board & Architectural Committee. Meeting needs to be set to discuss the policy.*
- **PAINT PALETTE STATUS:** *Committee at an impasse on what color the return walls should be painted. Discussed with the Board*
- **PROPOSED NEW GUIDELINE STATUS:** *Clarification of Guidelines being worked on. Committee to get drafts of changes to the Board as they are completed.*

✚ SOCIAL COMMITTEE: *Chairperson, Bev Montgomery, requested that the Social Committee have an Arts & Crafts Fair in conjunction with the October 2006 Garage Sale. This function will be scheduled in the community room schedule book.*

✚ EVENT COMMITTEE: *Chairperson, Georjann Rovenstein, stated the Holiday Boutique is on schedule and registration fees collected will go to a Social Committee charity. Halloween Party is scheduled for October 30th. Also in the works are a Holiday Home contest and a Santa Party which will be partnered with the T.R. Golf Club.*

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✚ **CLEAN-UP COMMITTEE, next clean-up Nov., 19th @ 7 am:**
Experienced problems with the building key pad and was not able to access the building for the supplies. Community Manager to check into the key pad problem.

✚ **GOVERNMENT COMMITTEE:** *Nothing new at this time. Keeping an eye on the ESPA project. Next ESPA meeting is scheduled for October 26th.*

VI. COMMUNITY MANAGER'S REPORT: *Manager reported on Tax Exempt status has been filed, anywhere from 6 weeks to 6 months to receive a response, Rental Property Limitations Amendment will be on the annual meeting ballot for homeowners to vote on, Halloween Party is on target, Trojan Horse property has their Zoning and have their Plans into the City, Frys breaking ground on late January 06, Bond Committee reaching its' culmination and should be receiving published results in the next few weeks, trees have been trimmed at the enclave park, bird stop problem still pending.*

VII. NEW BUSINESS

✚ **UPDATE ON WAIVED COMPLIANCE FINE:** *Board reviewed*
✚ **RECORDING PUBLIC MEETINGS, Community Manager to comment:** *Motion Made that during open meetings the tape recorder is to remain on at all times. At no time should the recorder be turned off even during discussion periods. Motion seconded and carried.*

✚ **COMMUNITY MEETING FOR SONORAN PARKWAY:** *Tatum Ranch meeting would not be productive at this point. Once we have the exact "Open House" date we should inform residents of cause, time and date of meeting.*

SPECIAL MAILING FOR SONORAN PARKWAY: *Motion made that at the proper time regarding the Sonoran Parkway "Open House" meeting, send out a separate mailing informing homeowners of the meeting.*

VIII. OLD BUSINESS

✚ **COST OF DIRT FOR TATUM BLVD & HUNTER CT:** *Motion made that we agree to do this project at the maximum of the current bid. Community manager to look into getting more bids. Motion seconded and carried.*

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✚ **DISCUSSION ON 2006 BUDGET:** *Community Manager requesting the landscaping schedule be changed from a 6 week schedule to an eight week schedule. Budgeting for the purchase of umbrellas for the community room patio, community room flooring will need to be addressed as well as general building improvements.*

Community Manager would like to purchase a Block Party trailer for the homeowner use for Block Parties. Board suggested an article on this topic be placed in the November Tatum talk to see if homeowners have an interest.

✚ **AUDITOR CHARGES TO BE DISCUSSED:** *Motion made that we allow the auditor's bill as it exists in the amount of \$1635.68. Motion seconded and carried.*

✚ **REMINDER, ANNUAL MEETING SCHEDULED FOR
SATURDAY, DECEMBER 3, 2005 FROM 10:00 AM TO 12:00
NOON @ THE COMMUNITY CENTER**

IX. ADJOURNMENT: *Motion made to adjourn meeting at 9:03 pm. Motion seconded and carried.*

Board Approved:

Board President

Date

Board Secretary

Date

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