

**T.R.C.A
BOARD OF DIRECTORS MEETING
SEPTEMBER 28, 2004**

MINUTES

5:30 PM

**General discussion between Board and Architectural Committee regarding
Architectural Appeal(s) on tonight's Agenda**

6:00 PM

APPEALS:

- **CALL TO ORDER:** *Meeting called to order at 6:00 pm*
- **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Bill Budris, Bev Montgomery, Marty Bruckner and Andrew Heckel*
- **ARCHITECTURAL APPEAL:**
 - 12/133.....**Appealing the disapproval of the gazebo that was installed in back yard. Motion made to disapprove the appeal and have the homeowner re-apply to the Architectural Committee. Motion seconded and carried.**
- **COMPLIANCE APPEAL:**
 - 41/79.....**Appealing monetary penalty of \$50 for not painting side wall. Motion made to waive the penalty because wall has been painted and homeowner is now in compliance. Motion seconded and carried.**
- **Carry-over from last meeting: Driveway stain @ 12/226 Motion made to have homeowner provide Association a receipt from the company she hired to clean her driveway. Motion seconded and carried.**
- **ADJOURNMENT: Motion made to adjourn @ 6:15 pm. Motion seconded and carried.**

6:30 – 7:00 PM

HOMEOWNER QUESTION AND ANSWER PERIOD

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**7:00 PM
GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 7:05 pm*
- II. **VERIFICATION OF A QUORUM:** *Quorum verified with the presence of Bill Budris, Bev Montgomery, Marty Bruckner and Andrew Heckel.*
- III. **APPROVAL and ACCEPTANCE OF THE AUGUST 18, 2004 BOARD MEETING MINUTES:** ***Motion made** to approve minutes as presented. Motion seconded and carried.*
- IV. **FINANCIAL REPORT:** *Financial Report as of 08/31/04. Total operating cash: \$27,049.20, Investments & Savings: \$203,117.16, Other Assets: \$1,521,871.13, Total Reserve & Equity: \$1,752,037.49. **Motion made** to accept the Financial Report. Motion seconded and carried.*
- V. **COMMITTEE REPORTS:** *The Board requested that the Architectural Committee review the Commercial Sign Package draft presented to them from the Community Manager and have something ready for the October Bd. Meeting.*
- **ARCHITECTURAL COMMITTEE, see Bd Pkt for fine requests**

***Motion made** to deny the \$50.00 imposed fine assessed to Tuscan Village (Purple Rooster) for placing a "Now Open" banner in front of store without Architectural approval. Motion seconded and carried.*

***Motion made** to deny imposition of fine on Tuscan Village for the Nikki's Nails Spa Grand Opening banner. Motion seconded and carried.*

***Motion made** to approve the imposition of all three fines on starting construction of a pool without prior approval from the Architectural Committee. Motion seconded and carried.*
 - **CLEAN UP COMMITTEE:** *Good turnout at the last clean-up. Next clean-up scheduled for Nov. 20th @ 8:00 am. Rick Nowell will work on clean-up dates for 2005.*

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- **SOCIAL COMMITTEE:** *Halloween Party at Harold's, Cave Creek Coral on October 30th for all residents. Call Bev Montgomery for details.*
- **EVENT COMMITTEE:** *Halloween parade is on schedule. The hand out flyer @ Desert Willow School has been approved. Working on the House Decorating Contest for Christmas, Talent Show has a Wild Wild West theme and will entail 20 acts. Working on an Easter Egg Hunt event for next March. Requested that a flyer be placed in the Annual Meeting packet mailing.*

***Motion made** to approve \$500 for the Christmas Decoration event. Motion seconded and carried.*

***Motion made** to include an event flyer (Wild, Wild West) in the Annual Meeting packet mailing and a \$300 cost for the printing of the flyer. Motion seconded and carried.*

***Motion made** that the people doing the Christmas Decoration contest judging will be the Event Committee (this year). Motion seconded and carried.*

***Motion made** to move forward with the guidelines for the Talent Show with a Twenty (20) act limit and an eight (8) to adult age limit with eighteen (18) acts being T.R. residents and two (2) acts to be from The Arizona Dance Theatre Studio. Motion seconded and carried.*

- **TATUM RANCH ACTION COMMITTEE (TRAC)**
 - **DOOR HANGERS:** ***Motion made** to waive the "door hanger" Rule for on-going public service events and to approve the \$732 bid to cover the cost of printing the door hangers. Motion seconded and carried.*

VI. COMMUNITY MANAGER'S REPORT: *In process of looking for a new compliance person, 2004 Annual Meeting process has begun., Commercial Sign package being reviewed by Arch. Committee, still on budget for the Grand Opening on Oct. 2, arson concern @ Falcon ridge has resolved itself, looking for other avenues for Association surplus funds, need to hire someone to set up new server, Community Mgr. to take CAI test on Oct. 5, Trojan Horse property appraisal came in at \$140,000 per acre, Sheriff Sales are slow going and not effective, Community room punch list is complete, Fry's construction in a holding pattern, Skinner Drive wants speed humps for bridge, low response on the Assoc. survey, purchased soda machine for \$350.*

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VII. NEW BUSINESS

- **MEALS ON WHEELS PROPOSAL, See Bd Pkt, Cheryl Kirst from program to speak:** *Motion made to approve an awareness of this service and volunteers for the community. Motion seconded and carried.*

- **ALCOHOL IN COMMUNITY CENTER FOR THE SOCIAL GROUPS? Jack Hallam from State Farm to speak:** *Community Manager to check with Association Attorney on specifics on this topic and a "hold harmless" form regarding any alcohol brought into the Community Center. Bring information to October Board meeting.*

- **ANNOUNCE THAT "CLINT WASSER" IS OUR NEW AUDITOR AND WILL DO THE TALLY OF VOTES FOR THE ANNUAL ELECTION:** *Announcement was made*

- **ARE THERE ANY AMENDMENTS TO THE CC&R'S FOR THE ANNUAL MEETING? Bd. Discussion:** *No Amendments for the 2004 Annual Meeting.*

- **GOOD STANDING REFERENCE, NEEDS TO BE DEFINED, COMMUNITY MANAGER TO EXPLAIN, see Bd. Pkt. Motion made** *to include any Member/resident that is not up-to-date with any outstanding fines or assessments are in violation of good standing (in addition to assessments). Motion seconded and carried.*

- **WELCOME COFFEE WILL BE SATURDAY, OCTOBER 23RD FROM 9:00-11:00 AM. DOES THAT FIT INTO THE BOARD MEMBERS' SCHEDULE?** *All Members will not be able to attend.*

- **2005 BUDGET, see draft copy in Bd. Pkt. Board will review and discuss at the October Board meeting. Motion made to approve \$350 for six card tables and covers. Motion seconded and carried.**

Board requested the Community Manager to look into costs on enclosing office patio for storage.

- **DEPARTURE OF BOARD MEMBER, TIM COCCHIA:** *Motion made to leave vacant Board position open until Annual Election. Motion seconded and carried.*

