

TATUM RANCH  
BOARD OF DIRECTORS MEETING

APRIL 15, 2009

MINUTES

5:45 PM  
APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:54 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin, Jay Bieber and Brian Rugg.*
- III. **ARCHITECTURAL APPEALS**  
  
**5:45 pm (41/73) appealing disapproval of his paint color selection:** *Motion made to approve the appeal and the homeowner can paint their house the same color as the original Angel Wing color that was painted in 1994. Motion carried.*
- IV. **COMPLIANCE APPEALS (decision made in Executive Session)**  
  
**5:50 pm (02/41) appealing \$100 monetary penalty for building repair.** *Held over from the March 2009 Board Meeting: Motion made that we approve her appeal, but if within the next 12 months items appear underneath the gate again that we reinstate the penalty and continue compliance efforts. Motion carried. Jay Bieber abstained.*
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 7:06 pm. Motion carried.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**  
*(directly followed the appeals)*

*Items discussed: the possibility of sub associations being invited to the Board/Architectural Committee training session and the shade sails on the Association patio*

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GENERAL MEETING

(directly followed the Homeowner Question and Answer Period)

- I. **CALL TO ORDER:** *Meeting called to order at 7:14 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin, Jay Bieber and Brian Rugg.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**  
*Motion made to approve the proposed agenda as presented. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MARCH 18, 2009 BOARD MEETING MINUTES, see Bd pkt:** *Motion made to approve the March 18, 2009 Board Meeting Minutes as written. Motion carried. Brian Rugg abstained.*
- V. **FINANCIAL REPORT, see front of Bd pkt:** *Transportation Alliance CD was rolled over at 1.40% on April 4<sup>th</sup>. Our cash position has improved; there is \$10,000 more in cash and other assets over last month. There were no major expenditures out of the ordinary. Maturity of another CD (California 1<sup>st</sup> National) is coming up on April 24<sup>th</sup>.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTUTAL COMMITTEE:** *No representative present.*
  - **CLEAN UP COMMITTEE,** *Next clean up date is May 9<sup>th</sup> @ 7:00 am*
  - **EVENT COMMITTEE:** *No representative present.*
  - **SOCIAL COMMITTEE:** *Committee is always looking for members to join in on the activities.*
- VII. **COMMUNITY MANAGER'S REPORT: Items discussed were;** *Wells Fargo has five unapproved Sissoo trees on their property, five homeowners were sent to court for judgment and three of them to the attorney for collection and a Court Order for compliance, graffiti and vandalism is increasing on common area property as well as personal homeowner property, Sissoo trees have been found on three Tatum Ranch properties, Loggia renovation almost complete, Bonds Alarm correcting improper magnetic lock operation and bringing to code, pre-emergent will be applied in the community starting last week in April, HD box ordered for activity room T.V., City repaired irrigation lines that they cut during the installation*

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*of traffic lights at DWE and Dixileta, Toll Brothers will be having a Farmer's Market on their property the 3<sup>rd</sup> of May, a large pile of dirt on Toll Brother's property will remain there for future on site projects, Parcel 10 had a high participation Block Watch meeting, four homeowners were sent letters for dumping debris in the common area, unapproved Cottonwood, Salt Cedar and Desert Broom trees were found on common area under the power lines and will be removed, Tuscany Village monument sign was relocated and the Community Manager granted a parking waiver on April 9<sup>th</sup>.*

**VIII. UNFINISHED BUSINESS**

- **UPDATE ON LOGGIA RENOVATION:** *Final touch ups being completed. Manager and builder to go through punch list together.*

*Activity room furnishing package along with prices will be presented at the May 20<sup>th</sup> Board Meeting.*

- **UPDATE ON PATIO SHADE STRUCTURE:** *Motion made to approve the contract as written. Motion carried. Harold Seligmann opposed.*
- **RENTING COMMUNITY ROOM TO NON-MEMBERS THROUGH A TATUM RANCH MEMBER, see Bd pkt (held over from 3/09 mtg)** *Motion made to amend the Community Room Rental Agreement to add the the following language that the second sentence now reads: "I understand that failure to comply with the foregoing rules shall result in withdrawal of the Community Center privileges for a period of time to be specified by the Board of Directors and the forfeiture of part or all of the security deposit." This applies to any and all agreements with any renter for this facility, Member or otherwise. Motion carried. Jay Bieber opposed.*

*Adjustment to contract under kitchen section; change ice maker to freezer.*

*Motion made to amend contract for members and non-members to read at the bottom of the first page: That an off duty Police Officer will be required for any event serving alcohol that has an attendance over fifty (50) people. Motion failed.*

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*Motion made that an off duty Police Officer will be required for any event serving alcohol that has over seventy-five (75) people in attendance. Motion carried. Jay Bieber and Brian Rugg opposed.*

**IX. NEW BUSINESS**

- **REVIEW INVESTMENT POLICY, see Bd pkt:** *Motion made that we include three (3) star so that we have three (3), four (4) and five (5) star institutions through the FDIC program. Motion retracted.*

*Motion made that the Investment Policy be amended as follows: Under Selection Criteria for Cash Equivalents, the second sentence will now read; bank Certificate of Deposits (CD's) will be from an FDIC insured institution with a minimum three (3) star rating rated by Bank Rate.com or equivalent. (New paragraph) also include in the Investment Policy, This Policy shall be reviewed annually at the first Board Meeting after the Annual Meeting. Motion carried.*

- X. ADJOURNMENT:** *Motion made to adjourn meeting at 8:28 pm. Motion carried.*