

**TATUM RANCH
BOARD OF DIRECTORS MEETING
APRIL 21, 2010**

MINUTES

APPEALS

7:00 PM

- I. **CALL TO ORDER:** *Meeting called to order at 7:01 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Brian Rugg, Jay Bieber and Catherine Klein.*
- III. **ARCHITECTURAL APPEALS**
- **7:00 pm (31A/122) appealing the Architectural Committee's disapproval of his garage air conditioner:** *No Motion made. Deferred by agreement to the Architectural Committee.*
- IV. **COMPLIANCE APPEALS**
- **7:05 pm ((28/01) appealing \$50 monetary penalty for failure to paint his home and railing:** *Motion made to defer any fines for thirty (30) days and then if the railing gets painted then we will go from there and we can waive the monetary penalty at that time. Motion carried.*
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 7:25 pm. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD
(Directly followed the Appeals)

Homeowner had questions regarding the Association audit

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GENERAL MEETING

***(Directly followed the Homeowner Question and Answer
Period)***

- I. **CALL TO ORDER:** *Meeting called to order at 7:26 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Brian Rugg, Jay Bieber and Catherine Klein.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**
Motion made to approve the proposed Agenda. Motion carried.
- IV. **APPROVAL AND ACCEPTANCE OF THE MARCH 17, 2010 BOARD MEETING MINUTES:** *Motion made to approve as written for March. Motion carried. Brian Rugg abstained.*

Pete Sarata with Olson & Hatcher to discuss Tatum Ranch Audit(s) with the Board

Mr. Sarata and Board discussed which years the Board wanted audited. This will be discussed further at the May 19, 2010 Board Meeting.

- V. **FINANCIAL REPORT, see Bd pkt:** *As of March 31, 2010 Total Operating Cash was a little over \$172,000. Total Investments are close to \$1,900,000. Other Assets are community building at \$1,580,394. Accumulated Depreciation is \$376,238. Total Assets total almost \$3,500,000. Total Reserves and Equity totaled \$3,492,931.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE, see Bd pkt for guideline revision on Ancillary Buildings and Gazebos:** *An abundance of applications for painting have been submitted. Board discussed Ancillary Building and Gazebo guideline. Pictures of gazebos were requested. No motion made. Defer this guideline to the May Board Meeting.*
 - **SOCIAL COMMITTEE:** *Groups meet 24 different times during the month. However these groups will be slowing down for the Summer. Board President reiterated that the Social Committee was the top priority when renting out the activity room. The Board is trying to expand the usage of the activity room. Anything outside the Social Committee calendar will be considered for renting out the room.*

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- **ELECTION PROCEDURE COMMITTEE:** *Another meeting was held. The Committee is starting to draft recommendations and suggestions for Board review.*
- VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt.** *Items discussed; Transportation Alliance CD rolled over at 1.35%, seven (7) liens were filed (\$3,337) along with fifteen (15) small claims complaints (\$10,000), 100 feet of wall graffiti (40th St & Montgomery) was re-painted, 800 plants were planted on DWPW, Spring pre-emergent/post-emergent was applied, block wall repair completed in three (3) locations, severe tree trimming damage by homeowners noted at several locations and Reed Painting to begin painting perimeter walls on Tatum Ranch Drive and Parcel 9A for \$16.7K.*
- VIII. UNFINISHED BUSINESS**
- **ROTH REQUEST FOR VARIANCE, see Bd pkt:** *Motion made to approve, as a medical variance, to have this window unit at their home until they move or the medical need no longer exists. Motion carried.*
 - **USE OF COMMUNITY ROOM BY RESIDENTS AND NON-RESIDENTS:** *Motion made to expand the use of all three (3) rooms to any responsible resident and non-profit groups for free. With security deposit and no cleaning charge as long as they return the room to the way they found it. Motion carried.*
Office administration will work up details; share it with Brian Rugg and Jay Bieber who in turn will meet with staff for discussion on this topic.
- IX. NEW BUSINESS:** *Motion made to defer the New Business Items to next meeting and we have an adjournment. Motion carried.*
- **PROPOSAL REGARDING COMMUNICATION BETWEEN BOARD, STAFF AND HOMEOWNERS; see Bd pkt**
 - **HOMEOWNERS CUTTING TATUM RANCH TREES; Community Manager to speak (see Bd pkt)**
- X. ADJOURNMENT:** *Motion made to adjourn meeting at 9:21 pm. Motion carried.*