

**TATUM RANCH
BOARD OF DIRECTORS MEETING
APRIL 11, 2006**

MINUTES

Introduction of new Community Manager, Dick Schinke

6:30 – 7:00 pm

HOMEOWNER QUESTION and ANSWER PERIOD

Topics discussed were a park bench in front of a home, neighbors sport court, a utility trailer in question and Friends of the Library donation

Guest Speaker

A guest speaker presented handouts and discussed the Land Use Plan for a project called Tatum East/West

7:00 pm

GENERAL MEETING

- I. CALL TO ORDER:** *Meeting called to order at 7:45 pm.*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Alan Witzer, Al Tobey and Kathy Kulinski. John Constantine was not present for this meeting.*
- III. APPROVAL and ACCEPTANCE OF THE MARCH 14, 2006 BOARD MEETING MINUTES,** *see Bd pkt: Motion made to accept the minutes as presented. Motion seconded and carried.*
- IV. FINANCIAL REPORT,** *see Bd pkt: As of 04/11/06 we have between the operating account and our savings account about \$1,138,125.00. The Board is looking into higher yield accounts for investing Association funds. There were major variances in the budget; costs were down in landscaping and administration (salaries). YTD profit is \$166,800 compared to the YTD Plan of \$84,500.*
 - +** **INVESTING ASSOCIATION FUNDS:** *Motion made to take \$250,000 from any income, suggests Copper Star Bank, and put it into Countrywide Mortgage for a one year term as soon as possible. Motion seconded and carried.*

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V. COMMITTEE REPORTS

✚ ARCHITECTURAL COMMITTEE REPORT

Looking into changing some guidelines. Key to the Committee doing their job is consistency. Board would like a review at the Board Meetings of what transpired in the Architectural Committee mtgs. over the course of the month; how many applications, how many approved/disapproved, etc.

✚ CLEAN UP COMMITTEE, next clean up is May 13th @ 7:00 am

✚ GOVERNMENT COMMITTEE: *The last meeting of the ESPA Committee (Sonoran Parkway) will be Saturday, April 22 from 9:00 am - Noon. Place has not been determined. Close to 300 people attended the last two open houses.*

✚ SOCIAL COMMITTEE: *No representative present*

✚ EVENT COMMITTEE: ***Motion made** to approve the first three items as suggested (Hawaiian Luau, Back to School and Progressive Dinner). Motion seconded and carried.*

✚ RENTAL AMENDMENT COMMITTEE: *Deferred to the May 9, 2006 Board Meeting.*

VI. COMMUNITY MANAGERS REPORT, see Bd pkt: *Items discussed were: wash clean up, Trojan Horse property, Tax Exempt Status, Board training, Peak View property abandonment, Helsel tree, bird stops.*

***Motion made** to authorize Dick Schinke to obtain legal counsel to complete Tax Exempt Status. Motion seconded and carried.*

***Motion made** that the Board not continue with the second session of the Board training. Motion seconded and carried.*

***Motion made** to send a letter to the owner who has the pigeon spikes on her house asking her to remove the spikes because she has already received a violation notice and she is in continued violation or we will pursue this. Motion seconded and carried.*


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Motion made that Mr. Helsel has fourteen (14) days to get back to the Architectural Committee with an attempt at making an acceptable remediation. Motion seconded and carried.

Motion made that the documents supplied for resale of the condos would include a \$100 transfer fee and a \$170 resale disclosure fee as a resale within Tatum Ranch. Motion seconded and carried.

VII. UNFINISHED BUSINESS

-  **SELECT BOARD MEETING TRAINING DATE, second part:**
Motion made to not continue with the second session of the Board training. Motion seconded and carried.

VIII. NEW BUSINESS

-  **VICE PRESIDENT POSITION:** *Motion made to elect Kathy Kulinski Vice President of the Tatum Ranch Homeowner's Association. Motion seconded and carried.*
-  **ADVERTISING FOR COMMUNITY EVENTS, flyers, Tatum Talk, endorsements, etc. see Bd pkt:** *Motion made that we permit notices in the Tatum Talk for upcoming events. Motion seconded and carried. Kathy Kulinski opposed.*
-  **MARKETING OF THE COMMUNITY ROOM:** *Motion made to table this item until the new Community Manager has more experience in his position. Motion seconded and carried.*
-  **“NEW LOOK” FOR THE COMMUNITY ROOM:** *Motion made to table this item until the new Community Manager has more experience in his position. Motion seconded and carried.*

Motion made to have Weight Watchers remove their file cabinet with this months' agreement. Motion seconded and carried. Alan Witzer abstained.

IX. ADJOURNMENT: *Motion made to adjourn meeting. Motion seconded and carried.*

Approved By: _____ Date: _____
Board President

Approved By: _____ Date: _____
Board Secretary