

TATUM RANCH  
BOARD OF DIRECTORS MEETING

APRIL 18, 2007  
MINUTES

5:45 – 6:00 pm

*Board met with Architectural Committee  
regarding Architectural Appeal*

6:00 – 6:30 pm

APPEALS

- I **CALL TO ORDER:** *Meeting called to order at 6:00 pm.*
- II **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III **ARCHITECTURAL APPEAL**
  - **6:00 pm (31B/82) Charles & Rhonda Butler: appealing disapproval of addition of pavers next to driveway: Motion made to deny the appeal. Motion seconded and carried.**
- IV **ADJOURNMENT:** *Meeting adjourned at 6:03 pm.*

6:30 – 7:00 pm

**Homeowner Question and Answer Period**

*Items discussed were bee problems, graffiti on sidewalk at Desert Willow East and Dale Lane and construction of a wall in Cimmaron.*

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7:00 pm  
GENERAL MEETING

- I CALL TO ORDER:** *Meeting called to order at 6:20 pm.*
- II VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligman, Alan Witzer and Al Tobey.*
- III APPROVAL AND ACCEPTANCE OF THE MARCH 21, 2007 BOARD MEETING MINUTES,** *see Bd pkt: Motion made to approve the minutes as written. Motion seconded and carried.*
- IV FINANCIAL REPORT:** *as of the end of March there was about \$1,580,000 in liquid assets of which roughly \$1,250,000 is in investments and \$322,000 is in operating cash. The Country Wide CD was closed and \$250,000 will be wire transferred to Irwin Union Bank. For the month we showed a profit of \$45,000 with a plan loss of \$90,000. We were under budget on landscaping and staff by \$20,000 plus.*
- V COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE:**
    1. **Update on four proposed guidelines,** *see Bd pkt: Committee will make recommended changes made by the Board and present new guidelines (with changes) for approval at the May 16, 2007 Board meeting.*
  - **CLEAN UP COMMITTEE:** *next clean up is May 12th @ 7:00 am*
  - **EVENT COMMITTEE:** *No representative present.*
  - **SOCIAL COMMITTEE:** *No representative present.*

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**VI COMMUNITY MANAGER'S REPORT:** *Topics discussed were; Fry's replacing their asphalt and some lights have been lowered and shielded, YTD condo sales is 39, received checks for trees & landscaping from Greenstreet and AWDL will restore median area, working on mailbox repairs, Sonoran Vista bridges & street sign monuments will be painted, Desert Fairways sign will be replaced, Tatum & Cave Creek monument will be painted and new landscaping planted, Community Manager involved in the development of the new 56<sup>th</sup> Street and Montgomery park and staff continues to deal with the clean up of graffiti on Tatum Ranch.*

**VII UNFINISHED BUSINESS**

- **ELECTED OFFICE CRITERIA, see Bd pkt:** *More work needs to be done.*
- **LANDSCAPING MAINTENANCE YARD:** *Board requested to review the plat map of the land that the landscaping yard is on.*
- **REQUEST FOR BLOCK WALL FOR OPEN AREAS IN CIMMARON, see Bd pkt:** *Motion made to deny the wall without any other consideration. Motion seconded and carried.*

**VIII NEW BUSINESS**

- **COMMUNITY ROOM RENTAL FEES, see Bd pkt:** *Deferred to May Board meeting. Community Manager will investigate further into forming a committee to address a Business Plan for the community room.*

**IX ADJOURNMENT:** *Motion made to adjourn meeting at 8:24 pm. Motion seconded and carried.*