

**TATUM RANCH
BOARD OF DIRECTORS MEETING
APRIL 16, 2008**

MINUTES

5:30 – 5:45 PM

Board met with Architectural Committee regarding Architectural appeals

5:45 – 6:05 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:52 pm.*
- II. **VERIFICATION OF QUORUM:** *Verification of a Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEALS**
 - 5:45 pm: (31A/168) appealing Architectural approval of a gate in parcel 6, lot 120:** *Motion made that the appeal be upheld. Motion carried. Homeowner has 90 days to remove gate. Al Tobey opposed.*
 - 5:50 pm: (6/192) appealing denial of their gazebo structure:** *Motion made that the appeal to allow this be denied. Motion carried. Homeowner has 90 days to remove. Homeowner can apply for a substantiated variance.*
- IV. **COMPLIANCE APPEALS**
 - 5:55 pm: (43A/13) appealing \$50 monetary penalty for parking a trailer in his driveway:** *Motion made that we uphold the appeal and waive the \$50 monetary penalty. Motion carried. Al Tobey opposed.*
 - 6:00 pm: (30/30) appealing \$50 monetary penalty for unapproved palm trees in backyard:** *Motion made that the penalty be waived if it proves that the tree cannot be seen over the wall. Motion carried. Virgel Cain opposed and Harold Seligmann abstained.*
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:47 pm. Motion carried.*

Homeowner Question and Answer Period

Items discussed were: the Special Board Meeting held on April 5, 2008, Saguaro on Tatum Blvd. that was hit by a car, Architectural Committee fine system, a legal matter and a security camera for outside front entrance of administrative office.

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**6:30 pm
GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 7:15 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **APPROVAL AND ACCEPTANCE OF THE MARCH 19, 2008 BOARD MEETING MINUTES AND THE SPECIAL BOARD MEETING MINUTES DATED APRIL 5, 2008:** *Motion made to approve the March 19, 2008 minutes as submitted. Motion carried. Virgel Cain abstained. Motion made to approve the April 5, 2008 Special Board Meeting minutes as submitted. Motion carried.*

Motion made to post the Agenda as it normally is but it will be called a Proposed Agenda and that a new #3 on our General Meeting Proposed Agenda state approval of voting to adopt tonight's Agenda. Motion carried. Alan Witzer opposed.

- IV. **FINANCIAL REPORT, see Bd pkt:** *There was \$419,000 in the Operating Account and \$1,383,000 in the savings accounts. The P&L for the month shows that we lost \$13,000. Treasurer requested a line item listing for Chase Bank. The Community Manger is handling the two CD's that are maturing.*
- **CD's maturing, discussion on CD investments, see Bd pkt:** *The CD maturing on April 4, 2008 will be moved from Chase Bank to Transportation Alliance Bank at a rate of 3.60%. The Irwin Union CD that matures April 19, 2008 will be moved over to 1st California National Bank at a rate of 3.51%.*

Motion made that the investments of the Association be placed with financial institutions that rank four (4) star or better on Bankrate.com or their apparent equivalent in other rating services. Motion carried.

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V. COMMITTEE REPORTS

- **ARCHITECTURAL COMMITTEE Guideline #26 (Party & Perimeter Walls):** *Guideline #26 was reworked, refined and adopted by the Committee and the Board.*
- **CLEAN UP COMMITTEE,** next clean up scheduled for May 10th @ 7:00 am.

VI. COMMUNITY MANAGER'S REPORT, see front of Bd pkt: *Items discussed were problems resulting from the Toll Brothers drainage that was tied into a T.R. culvert, working with Dynamite Creek to get wall painted, working on removal of the Best Pals blue awning, T.R. walls and view fences continue to be painted by Reed Painting, removal of Morning Vista mini park play equipment, artwork purchase, and Checker Auto reader board.*

***Motion made** that the Board give the Community Manager the authority to discuss the culvert problems with Toll Brothers and all interested parties and see what kind of resolution he can come up with. He has the right to spend up to \$5,500 of the Association money to resolve the problem. Motion carried.*

***Motion made** that we immediately fine Tuscany Village \$250 (Best Pals blue awning) and follow the normal compliance procedures thereafter. Motion carried.*

***Motion made** to have Virgel Cain, Board President sign the Estoppel Certificate for Parcel 4-B @ Fry's Plaza. Motion carried.*

VII. UNFINISHED BUSINESS

- **UPDATE ON LOGGIA RENOVATION,** see Bd pkt for bids ***Motion made** to move ahead with this project. Motion carried. Al Tobey opposed and Harold Seligmann abstained.*

***Motion made** to accept the SC Home Designs, Steve Kurth bid for \$157,120 minus the \$4,200 subject to a reasonable solution for handling the ramp. Motion carried. Harold Seligmann abstained.*

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VIII. NEW BUSINESS

- **RESULTS OF THE 2008 HOMEOWNER SURVEY**, see Bd pkt
Survey results will be mailed to homeowners in the May Tatum Talk.

IX. ADJOURNMENT: *Motion made to adjourn meeting at 9:27 pm. Motion carried.*