

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**August 8, 2006**

**MINUTES**

**6:00 – 6:30 pm**

**APPEALS**

- I. CALL TO ORDER:** *Meeting called to order at 6:04 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Alan Witzer, Harold Seligmann and Virgel Cain. Al Tobey was absent from this meeting.*

**III. ARCHITECTURAL APPEALS**

**6:00 pm (43A/13) appealing disapproval of two sheds. Homeowner requested a continuance at the July 11<sup>th</sup> Board meeting. Homeowner did not show at appointed appeal time. Board made a request to pass on their appeal until the end of the appeal period to give them an opportunity to get to the appeal meeting. Motion made to grant homeowner a 90 day extension to submit to Architectural Committee new plans for their new shed. Motion seconded and carried.**

**6:05 pm (9A/35) appealing disapproval of a wall mounted air conditioner. Motion made to defer decision on appeal for 60 days. Motion seconded and carried.**

**IV. COMPLIANCE APPEALS**

**6:10 pm (32B/102) appealing \$300 monetary penalty on commercial vehicle: Motion made that we refer this matter to our Attorney for action. Motion seconded and carried. Motion made to uphold penalty as it stands. Motion seconded and carried.**

**6:15 pm (7/2) appealing \$50 monetary penalty for lights showing in back yard above wall: Motion made that we uphold the \$50 penalty as it stands. Motion seconded and carried.**

- V. ADJOURNMENT: Motion made to adjourn meeting at 6:34 pm**

**6:30 – 7:00 pm**

**HOMEOWNER QUESTION AND ANSWER PERIOD**

*Items discussed were: Homeowner with pigeon problems, recreational vehicles, a homeowner came to thank the Board for their assistance with a problem, capital improvements to the community room and a request for window shades for the card room.*

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**7:00 pm  
GENERAL MEETING**

- I. CALL TO ORDER:** *Meeting called to order at 7:27 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Alan Witzer, Harold Seligmann and Virgel Cain. Al Tobey was absent from this meeting.*
- III. APPROVAL AND ACCEPTANCE OF THE JULY 11, 2006 BOARD MEETING MINUTES:** *Motion made to approve minutes as written. Motion seconded and carried.*
- IV. FINANCIAL REPORT:** *As of July 31, 2006 Total Operating funds were \$93,000.01, Total Savings: \$1,346,675.05 which includes the \$93,000, there is \$750,000 in CD's, Other Assets which include this building totaled \$1,434,999.77, Total Assets: \$2,874,674.83. Total Reserves: \$696,583.37 and Total Reserves & Equity: \$2,874,674.83. Community Room rental income for the month totaled \$280 and YTD income generated is \$5,630. We are under budget in legal, water bills are high but we are still under budget in this area. Investment income totaled \$10,181 and building repair fund YTD is \$5,903. There was a question as to whether the expense on the painting of the perimeter walls should be taken out of Reserves or the Operating Account. This will be discussed with the Treasurer and the Tatum Ranch Accountant.*
- V. COMMITTEE REPORTS**

 **ARCHITECTURAL COMMITTEE:** *No Representative present*

- ✓ **Approval of \$100 fine for removal of T.R. common wall without prior approval from Arch. Comm. see Bd pkt. Motion made to uphold the \$100 fine for the homeowner for the removal of the Tatum Ranch common area wall without approval from the Architectural Committee. Motion retracted.**

*Research to be done as to whether the Board should have to approve fines assessed by the Architectural Committee.*

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- ✓ **Board approval of two Architectural Committee alternates**  
*Motion made to approve Burt Shorb and Stan Lavis as alternates to the Architectural Committee. Motion seconded and carried.*

✚ **CLEAN UP COMMITTEE: Next clean up scheduled for September 9<sup>th</sup>**

✚ **EVENT COMMITTEE: No representative present.**

✚ **SOCIAL COMMITTEE, request for window coverings for card room, see Bd pkt: Representative, Rose Slater, requested window coverings for the card room. She has the Board's permission to contact a company to measure and get costs for window coverings.**

*Motion made to provide funding not to exceed \$400 for the Social Committee Open House on September 14, 2006. Motion seconded and carried.*

**VI. COMMUNITY MANAGER'S REPORT:** *Items discussed were; Trees cut back in common areas per the City of Phoenix, 13 condos have sold at Terra Vista, Toll Brothers beginning construction earlier than expected, irrigation timers have been ordered, Azure Creek condos progressing, office software purchased to include; back-up virus blocking and firewall hardware, three desk top copiers purchased and part-time compliance/handyman position.*

**VII. UNFINISHED BUSINESS**

✚ **REPAINTING COMMUNITY/ADMINISTRATION BUILDING, see Bd pkt: Community Manager to request bids for second painting of building. Motion made to approve the repainting of the building @ a cost of \$4,000. Motion failed. Motion made to approve \$5,368.52 with Certa Pro Painters to repaint the building and allow the Tatum Ranch Community Manager to negotiate a downward price to the best of his ability. Motion seconded and carried. Mr. Seligmann abstained and Mr. Witzer opposed.**

✚ **TATUM EAST/WEST MEETING IS AUGUST 24<sup>TH</sup> @ 7:00 pm @ COMMUNITY CENTER: Meeting will last about two hours. A question and answer period will be provided.**

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- ✚ **DEFERED FROM AUGUST MEETING, COST OF GRANULATED GRANITE FOR TATUM BLVD MEDIUM ISLANDS, see Bd pkt.**  
*No interest in this project at this time.*
- ✚ **FINAL SOP ON CONTROL OF TATUM RANCH RENTAL UNITS, see Bd pkt: Community Manager to do more research. He will work with Harold Seligmann to resolve the control of rental units on Tatum Ranch. Carry over to September 06 board meeting.**
- ✚ **CITY CODE FOR ADVERTISING (Tatum Sun Times) AND DISTRIBUTION OF LITERATURE ON TATUM RANCH, see Bd pkt: Tatum Ranch “No Soliciting” signage is a deterrent only. Not enforceable when it comes to newspapers.**

**VIII. NEW BUSINESS**

- ✚ **MOTION AND VOTE ON BOARD VICE PRESIDENT: *Motion made to have Harold Seligmann assume the Vice President’s position on the Board. Motion seconded and carried. Harold Seligmann abstained.***
- ✚ **ANNUAL MEETING SET FOR DECEMBER 2, 2006; 10:00 am to NOON, see front of Bd pkt for timeline**
  - ✓ **Independent auditor; counting of ballots, see Bd pkt for cost: *Motion made to approve the proposal of the CPA firm of Clinton R. Wasser for our annual meeting ballot count. Motion seconded and carried. Community Manager to work with Harold Seligmann on language for invalid ballots presented to the auditor.***
  - ✓ **Candidate Nomination form and Self Nomination form to be mailed in the September Tatum Talk, see Bd pkt. *Forms were approved by the Board.***
  - ✓ **Guest speaker at Annual Meeting. Any ideas?: *Councilwoman, Peggy Neely, would be a consideration as well as someone from the Police and/or Fire Departments.***
- ✚ **“LIVING WITH COYOTES” LITERATURE AND REQUEST, see Bd pkt: *Board reviewed literature presented. Do nothing at this time.***

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- + APS EASEMENT REQUEST FOR FRYS DEVELOPMENT, see Bd pkt: *No longer exists. Item was settled and found not to be our property.***
- + UNSOLICITED NEWS LETTER TO RESIDENTS OF TATUM RANCH, see Bd pkt: *FYI to the Board Members***
- + MONETARY PENALTY WAIVERS, see Bd pkt: *Community Manager explained to the Board why these waivers were granted.***

**IX. ADJOURNMENT: *Motion made to adjourn meeting at 9:58 pm. Motion seconded and carried.***

**APPROVED BY:**

\_\_\_\_\_  
**Board President**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Board Secretary**

\_\_\_\_\_  
**Date**