

TATUM RANCH
BOARD OF DIRECTORS MEETING
AUGUST 15, 2007

MINUTES

5:30 – 5:45 pm

Board met with Architectural Committee regarding
Architectural Appeals

5:45 – 6:00 pm

Appeals

- I. **CALL TO ORDER:** *Meeting called to order at 5:47 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Virgel Cain, Harold Seligmann and Alan Witzer.*
- III. **ARCHITECTURAL APPEALS**
 - **5:45 pm, 24B/62: Appealing decision made by Architectural Committee & Board to have a stucco façade around his pergola: Motion made to strike this item from the agenda. No second. Motion made to allow the decision made at the July Board Meeting on this matter to stand as is. Motion seconded and carried. Alan Witzer abstained.**
 - **5:50 pm, 12/74: Appealing disapproval of driveway extensions: Motion made to deny the appeal and have homeowner reapply to the Architectural Committee. Motion seconded and carried.**
- IV. **ADJOURNMENT:** *Meeting adjourned at 6:08 pm.*

6:00 pm

HOMEOWNER QUESTION AND ANSWER PERIOD

No questions asked at this meeting

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6:30 pm
GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 6:10 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann and Alan Witzer.*
- III. **APPROVAL AND ACCEPTANCE OF THE JULY 18, 2007 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion seconded and carried. Alan Witzer abstained.*
- IV. **FINANCIAL REPORT:** *As of 07/31/07 the Operating Account balance was \$257,631.51. Total savings was \$1,628,440.11. The AmTrust CD has been redeemed and invested in Centennial Bank at a rate of 5.38% and the CD at Parkway Bank is currently at 5.37%. Other Assets totaled \$1,378,272.94. Total Reserve & Equity totaled \$3,264,344.56. **Motion made** to pull approximately \$120,000 out of Copperstar Bank accounts from the Money Market and move it to any other bank at the discretion of the Community Manager where he feels he can get the best deal to reduce our exposure of total dollars at Copperstar Bank. Motion seconded and carried.*
- V. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE**, see board packet for two proposed guideline rewrites on house painting and homeowner perimeter wall painting: *Committee Chairman requested the Board Members put in writing their comments, changes and feedback regarding the guidelines and get them to the committee liaison before the next Architectural Committee meeting.*
 - *There are awning issues with the daycare at Tuscan Village. Cocomo Joe's will be appealing their \$1,000 fine at the Sept. 19, 2007 Board of Directors meeting. The committee is addressing an issue with a Sonoran Vista homeowner regarding construction of a fence that has boundary problems. He started construction without prior approval.*

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- **CLEAN UP COMMITTEE**, next clean up scheduled for September 8TH @7:00 am
- **EVENT COMMITTEE**: *No representative at this meeting.*
- **SOCIAL COMMITTEE**: *No representative at this meeting.*

VI. COMMUNITY MANAGER'S REPORT: *Forty-nine Terra Vista condos have been sold, Juana Court monument repaired and painted, re-vegetation along Desert Willow Parkway continues with addition of ocotillo and agaves, final wall painting inspection and walk through with Harold Reed will be completed by the end of August, doggie stations installations should be completed by August 17th, date for meeting with Peggy Neely on Tatum Ranch crime will be scheduled for October, repairs for Sonoran Vista gate continue, and storm on July 31 created a loss of seven trees and two saguaros.*

VII. UNFINISHED BUSINESS: NONE

- **ANNUAL MEETING IS DECEMBER 1ST FROM 10:00 AM TO NOON:** *Nomination forms will be inserts in the September Tatum Talk.*

VIII. NEW BUSINESS

- **COMMUNITY ROOM ENHANCEMENTS**, presentation by Jill Morse from JCM Design, see Bd pkt for paint bid from Certa Pro: *Jill Morse with JCM Design presented her ideas on the community room enhancements. Board requested that she proceed and get a complete bid for the September Board Meeting to include ideas and costs to enclose the loggia area as well as the patio. Ms. Morse will contact an architect for the construction phase and has the Boards permission to move forward with the changes for the community room.*
- **PILATES INSTRUCTOR WANTS TO HOLD PAID CLASSES IN COMMUNITY ROOM**, see Bd packet: *Motion made that the Pilates lady is welcome to supply her services to hopefully Tatum Ranch residents (but not necessarily) as long as it is free to the people coming and will be treated as a social event. Motion seconded and carried.*

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- **FUNDING COMMUNITY ACTIVITIES:** *Discussed and noted.
Free classes only.*

IX. **ADJOURNMENT:** *Motion made to adjourn meeting at 8:08 pm. Motion seconded and carried.*

APPROVED BY: _____ DATE:

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