



**TATUM RANCH
BOARD OF DIRECTORS MEETING**

DECEMBER 15, 2010

**GENERAL MEETING
MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 7:05 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Catherine Klein, Harold Seligmann, Joni Cipollone and Virgel Cain.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:** ***Motion made** to approve the Agenda as amended. Motion carried. Item amended was adding the selection of a Board Treasurer. **Motion made** to nominate Cathy Klein as our treasurer. Motion carried. Virgel Cain opposed.*
- IV. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 17, 2010 BOARD MEETING MINUTES, see Bd pkt:** ***Motion made** to approve the November 17th board minutes. Motion carried. Virgel Cain and Joni Cipollone abstained.*
 - **APPROVAL OF THE DECEMBER 13, 2010 SPECIAL BOARD MEETING MINUTES, see Bd pkt:** ***Motion made** to amend the minutes (to nominate Jay Bieber as President) for the calendar year 2011" (not for the 2011/2012 year). Motion carried. **Motion made** to approve the December 13, 2010 Special Board Meeting minutes as amended. Motion carried.*
 - **APPROVAL OF THE 2009 ANNUAL MEETING MINUTES, see front of Bd pkt:** ***Motion made** to approve the 2009 Annual Meeting Minutes. Motion failed. Virgel Cain voted no, Catherine Klein, Joni Cipollone and Harold Seligmann abstained.*
- V. **FINANCIAL REPORT, see Bd pkt:** *As of November 30th we had \$290,520.41 in Total Operating cash disbursed among several institutions. Total Investments were \$1,747,228.51. Assets including the building totaled \$1,390,356.69. Total Assets were \$3,428,105.61. Restricted Reserves totaled \$985,163.17. Total Equity totaled \$2,442,942.44. Community Manager is in the process of updating financial institutions signature cards. Community Manager looking into YTD Surplus (Oct (vs.) Nov) and a transfer of funds into the Reserve Fund.*



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VI. COMMITTEE REPORTS

- **ARCHITECTURAL COMMITTEE**, see Bd pkt for approval of a new Member: *Motion made to approve the application as submitted. Motion carried.*
- **SOCIAL COMMITTEE**: *No Representative present*
- **DESSERTS WITH SANTA PARTY**: *Very successful event. Cost to have the event at the Tatum Ranch Golf Club was \$1,737.47 with an off set of \$640 (paid by residents attending). Total cost to Tatum Ranch Golf Club was \$1,097.47. Santa Clause expense was \$250 and the Balloon Artist was \$200. Tatum Talk flyer was \$165.00.*

VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt: *Items discussed were; Operating account will remain at Stearns Bank, next CD matures on February 25, 2011, Dynamite Creek submitted a second application after reduction of rear parking spaces from 24 to 8, received \$2,041 judgment (uncollected) thirteen liens were filed in November for \$4,659 and seven small claims complaints for \$4,725. YTD liens total 60 for \$22,252 and 35 small claims YTD for \$27,621, eighty-four Trustee sales totaled 35K write-off with open Trustee sales totaling \$44.3K, graffiti and vandalism continues, winter landscaping crew working on 1/3 of the basins, accident on DWPE damaged 55 feet of an 8 foot high block wall, Manager working on Master Reserve Study and estimated cost to replace Sonoran Vista monument sign letters and refurbish logo is \$1,750.*

VIII. UNFINISHED BUSINESS

- **REVIEW OF ROOM RENTAL ALCOHOL POLICY**, see Bd pkt: *Carry-over item to the January Board meeting.*

IX. NEW BUSINESS: NONE

X. ADJOURNMENT: *Motion made to adjourn the meeting at 7:50 pm. Motion carried.*



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***HOMEOWNER QUESTION AND
ANSWER PERIOD***

*Homeowner expressed great disappointment at a Board Member's failure to attend
and participate in the Annual Meeting without notice*