

TATUM RANCH
BOARD OF DIRECTORS MEETING

DECEMBER 12, 2006

MINUTES

5:45 – 6:00 pm

No Architectural Committee representative present to meet with Board regarding Architectural Appeals

6:00 – 6:30 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:07 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Harold Seligmann, Alan Witzer, Al Tobey and Virgel Cain.*
- III. **ARCHITECTURAL APPEALS**
 - 6:00 pm: **91/52 – *Appealing disapproval of Pine tree in back yard: Motion made to remove the tree and the cost will be split between the homeowner and the Association. Motion seconded and carried. Alan Witzer opposed.***
- IV. **COMPLIANCE APPEALS**
 - 6:05 pm: **31B/17 – *Appealing \$50 penalty for street parking: Motion made based on the representation of the need for a deviation; we grant a 6:45 am to 9:30 am Tuesday through Friday limited to the vehicle noted in the alleged violation. Motion seconded and carried. Al Tobey abstained. Motion made to eliminate the \$50 penalty. Motion seconded and carried. Al Tobey abstained.***
- V. **ADJOURNMENT:** *Meeting ended at 6:32 pm.*

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6:30 – 7:00 pm

Homeowner Question and Answer Period

No topics discussed

GENERAL MEETING

7:00 pm

- I. **CALL TO ORDER:** *Meeting called to order at 6:42 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Harold Seligmann, Alan Witzer, Al Tobey and Virgel Cain.*
- III. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 14, 2006 BOARD MEETING MINUTES:** *Motion made to accept the minutes of November 14, 2006 as presented. Motion seconded and carried.*
- IV. **FINANCIAL REPORT:** *Corrected Income Statement for the community room was passed out to Board Members. As of November 30, 2006 there is \$1,432,438 in the banks. Close to \$200,000 in the operating account and \$1,233,933 in Total Investments. Reserve Study has been completed and it shows that we are 131% funded with \$667,000 in Reserves. YTD we have Revenue of \$1,312,000 (vs.) a budget of about \$1,253,000 . Operating expenses of \$759,000 (vs.) a Budget of \$977,000. Reserves expenditures are slightly under than what we planned. YTD Net Profit before taxes is \$347,000. Board Member, Alan Witzer, had questions that the Office Manager will research.*
- V. **COMMITTEE REPORTS:** *Items discussed were; Desert Willow East and Mark Lane accident, Fight Back Program ends 12/31/06, 28 condos sold YTD, Trojan Horse development has completed their grading, Cave Creek Rd. & Desert Willow West guardrail still not fixed, 2nd phase of wall painting to begin week of 12-11-06, Fry's tentative opening date is 12-28-06,*
 - **ARCHITECTURAL COMMITTEE:** *No representative present*
 - **CLEAN UP COMMITTEE:** *Dates to be selected later in this meeting. Looking for this committee to grow in 2007.*

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- **EVENT COMMITTEE:** *No representative present. Cookies with Santa at the Golf Club was a success.*
- **SOCIAL COMMITTEE:** *No representative present*

VI. UNFINISHED BUSINESS

- **ANNUAL MEETING DISCUSSION:** *Very successful and productive meeting. Timing of next year's meeting will be adjusted to start meeting earlier. Alan & Leta Witzer were thanked for cooking the food for this event. Suggested that we cater in the brunch next year.*
- **MAINTENANCE OF FRONT COMMON AREA PROPERTY AT TATUM VILLAGE AND TATUM GREENS, see Bd pkt:** *More research and specific data needed from Tatum Village and Tatum Greens in order for Board to make their decision. The sub-associations will have requested data for January's Board packet to the office by January 3, 2007.*

VII. NEW BUSINESS

- **ELECTIONS OF OFFICERS FOR 2007:** *Motion made to leave Officers the same. Motion seconded and carried.*
- **OPENING A MONEY MARKET ACCOUNT AT CHASE BANK:** *Motion made to take \$100,000 out of the Copper Star money market account and transfer it into Chase Bank with an interest rate which we expect to be over 5%. Motion seconded and carried.*
- **MAINTENANCE OF TOSCANA COMMON AREA PROPERTY, see BD pkt:** *Motion made that except for this property on the outside of Toscana tract G through L belongs to Tatum Ranch and that we take over maintenance of shrubbery and wall painting and whatever else is required. Motion failed. Motion made that the Toscana proposal is run by our lawyer before the Board makes judgment on it. Motion seconded and carried. Alan Witzer abstained.*

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- **LANDSCAPING CONTRACT, see BD pkt: *Motion made* to accept the contract. *Motion withdrawn. Motion made that Harold Seligmann and Virgel Cain and anyone else that wants to volunteer, sit with the landscapers by the end of the year and clean up the contract, get errors corrected so the Board can make a legitimate vote on a binding contract. Motion seconded and carried. Alan Witzer opposed.***
- **COMPLIANCE COMPONENT ON RENTAL HOMES FOR LESS THAN THIRTY DAYS, see Bd pkt: *Motion made* to propose that the Property Acquisition packet (Resale Legal pkt) include a request for signed statement by the buyer that they understand the City Ordinance on short term rentals. *Motion seconded and carried. Motion made that TRCA staff (compliance department) be empowered to notify alleged violators of the Policy of the possibility of a monetary penalty from TRCA and notice to the City of Phoenix. Motion seconded and carried.***
- **FUNDS DISBURSEMENT POLICY, see Bd pkt: *Motion made* to implement the present Funds Disbursement Policy for 2007. *Motion seconded and carried.***
- **SELECT 2007 TOWN HALL MEETING DATES: *Town Hall meetings of 2007 will be March 15th @ 6:30 pm and October 20th from 10:00 am to Noon.***
- **SELECT 2007 BOARD MEETING DATES: *Board Meetings will change to the third Wednesday of the month in the year 2007.***
- **SELECT 2007 CLEAN UP COMMITTEE DATES: *Clean up dates for 2007 will be the second Saturday on alternate months.***
- **USE OF THE COMMUNITY ROOM FOR VOTING IN MARICOPA COUNTY ELECTIONS, see Bd pkt: *Motion made* to defer this item to the January 2007 Board Meeting. *Motion seconded and carried.***
- **BARKING DOGS AT TATUM RANCH, see Bd pkt. *Motion made* to defer this item to the January 2007 Board Meeting. *Motion seconded and carried.***

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VIII. ADJOURNMENT: *Motion made to adjourn meeting at 9:35 pm. Motion seconded and carried.*