

TATUM RANCH  
BOARD OF DIRECTORS MEETING  
DECEMBER 19, 2007

MINUTES

5:30 – 5:45 pm

*Board met with Architectural Committee on Architectural appeal*

5:45 – 6:00 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:49 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Alan Witzer and Al Tobey.*

III. **ARCHITECTURAL APPEALS**

**5:45 pm: (01/02) appealing disapproval of fencing on his property:**  
*Motion made to deny the appeal as it stands and uphold the Architectural Committee ruling. Motion passed. Community Manager to request Attorney opinion. Homeowner on hold on any changes made until Community Manager receives attorney opinion.*

IV. **COMPLIANCE APPEALS**

**5:50 pm: (31A/157) appealing \$50 monetary penalty for street parking and a \$50 monetary penalty for an inoperable vehicle parked in his driveway:** *Motion made that the compliance appeal be denied and upheld as it currently stands. Motion passed.*

- V. **ADJOURNMENT:** *Meeting adjourned at 6:46 pm.*

6:00 – 6:30 pm

Homeowner Question and Answer Period

*Items discussed were: Inspection on homes sold on Tatum Ranch and how to change CC&Rs for sub-associations.*

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6:30 pm  
GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 6:51 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Alan Witzer and Al Tobey.*
- III. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 14, 2007 BOARD MEETING MINUTES:** ***Motion made** to accept minutes of the prior meeting as corrected. Motion passed. Reflect the change of the investments from \$1,383,000 to \$1,380,000.*
- IV. **FINANCIAL REPORT:** *As of the end of November we had \$81,000 in the operating checking account at Copper Star Bank, and roughly \$257,500 in the Copper Classic savings account. Investments totaled \$1,380,000. Profit for the month was a loss of \$92,000 so YTD actual is about \$225,000 positive. We should end the year with a profit of \$125,000.*
- V. **COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE, see Bd pkt for application on an alternate joining the committee:** ***Motion made** to approve applicant subject to the applicant agreeing to comply with the requirements of being a member. Motion passed. Community Manager to call applicant to discuss requirements.*  
  
*Community Manager to set up meeting between Board and Architectural Committee members to discuss guideline #26.*
  - **CLEAN UP COMMITTEE, see Bd pkt for 2008 clean up dates**
  - **EVENT COMMITTEE:** *No representative present.*
  - **SOCIAL COMMITTEE:** *No representative present.*
- VI. **COMMUNITY MANAGER'S REPORT, see front of Bd pkt:** *Items discussed were; commercial vehicles consistently being parked at Safeway, possible restaurants at Fry's plaza are Babbo's Italian Pizza and Zipp's sports bar, common area landscape re-vegetation, eight more dog waste stations on order, Administration sign still pending, Tatum Ranch wall painting almost complete, vandalized mail boxes, December 11<sup>th</sup> Block Watch meeting was attended by eight homeowners and restoring the damage done to Mazatzal wash and erosion damage to center islands on Dixileta.*

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**VII. UNFINISHED BUSINESS**

- **UPDATES ON COMMUNITY ROOM ENHANCEMENTS AND RE-DO OF LOGGIA AND CARD ROOM AREA:** *Architect, David Buot, presented floor plans, foundation plans and a demo plan. Carpeting should be a good quality commercial grade in the enclosed loggia area/card room. Architect to email the pricing on a 3-D view of the loggia area. Drawings should be completed within the month and Architect will get 2-3 more bids.*
- **ANNUAL MEETING DISCUSSION:** *Positive comments on Dr. Jana Miller's presentation.*
- **REVIEW OF "DESSERTS WITH SANTA" PARTY:** *Very nice event. Committee needs to consider greeters and holiday music at the event.*
- **UPDATE ON NEW OFFICE COMPUTERS:** *Computers are up and running and total cost is about \$6,000.*
- **2008 NOMINATING COMMITTEE:** *Harold Seligmann will be the Chairman and one homeowner volunteered. Board discussed seeking other homeowners for this committee.*

**VIII. NEW BUSINESS**

- **ELECTION OF THE 2008 BOARD OF DIRECTOR OFFICERS:** *Motion made that Virgel Cain be elected President, that Harold Seligmann be elected Vice President, that Alan Witzer be elected Secretary and that yours truly, Al Tobey be elected Treasurer of the 2008 Tatum Ranch Homeowner's Association Board of Directors. Motion passed.*
- **FUNDS DISBURSEMENT POLICY, see Bd pkt:** *No changes Necessary.*
- **APPROVAL OF THE 2008 BOARD MEETING DATES, see Bd Pkt** *2008 Board meeting dates accepted by the Board.*

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- **DISCUSSION ON 2008 TOWN HALL MEETINGS:** *Community Manager to write an article in the January Tatum Talk asking homeowners for feedback on Town Hall Meetings.*

**IX. ADJOURNMENT:** *Meeting adjourned at 8:38 pm.*