

**TATUM RANCH  
BOARD OF DIRECTORS MEETING  
DECEMBER 17, 2008**

**MINUTES**

**5:45 PM  
APPEALS**

- I. **CALL TO ORDER:** *Meeting called to order at 5:45 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **COMPLIANCE APPEALS:** Decisions made in Executive Session
  - 5:45 pm (12/48) Steven Whaley appealing \$50 monetary penalty for failing to paint his house
  - 5:50 pm (43B/43) Cynthia Talbot appealing monetary penalty for failure to paint her perimeter wall
  - 5:55 pm (32A/11) Kelley Lee appealing \$50 monetary penalty for failure to paint her home
  - 6:00 pm (32A/11) Kelley Lee appealing \$50 monetary penalty for non-compliant shed in backyard
  - 6:05 pm (15/01) Scott Gooding appealing \$50 monetary penalty for landscape maintenance
  - 6:10 pm (15/68) Kerry Barry appealing \$50 monetary penalty for debris and bulk trash in yard
  - 6:15 pm (15/68) Kerry Barry appealing \$50 monetary penalty for trash can violation
  - 6:20 pm (24B/59) Edward & Kathleen appealing \$200 monetary penalty for parking a vehicle behind their gate
- IV. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:27 pm. Motion carried.*

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**6:30 pm**

***Homeowner Question and Answer period***  
***Homeowner had questions regarding the disclosure of the***  
***Compliance Appeal decisions. Community Manager awaiting***  
***Attorney opinion.***

**6:45 pm**

**GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 6:40 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 19, 2008 BOARD MEETING MINUTES;** *see Bd pkt: **Motion made** to accept the minutes as submitted. Motion carried.*
- IV. **FINANCIAL REPORT;** *see Bd pkt: As of November 30, 2008 there was \$295,600 in the operating accounts and \$1,620,600 in CD's for a total of \$1,916,200. Parcel One had about \$120,000 between their checking and savings account. YTD resale's are at 162.*
- V. **INTRODUCTION OF THE NEW 2009 BOARD OF DIRECTORS:** *Three new Board Members were introduced and the outgoing Board Members were thanked for their service.*
- VI. **ELECTION OF THE 2009 BOARD OF DIRECTOR OFFICERS:** ***Motion made** that the current President and Vice President remain. Motion carried. **Motion made** to nominate Sean Bodkin as Treasurer. Motion amended to; **Motion made** to nominate Sean Bodkin as Treasurer and Jay Bieber as Secretary. Motion carried.*
- VII. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:** ***Motion made** to adopt Agenda as amended. Motion carried. Amended agenda item was community room usage and fees to be added under New Business; #1 bullet point. Harold Seligmann abstained.*

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**VIII. COMMITTEE REPORTS**

- **ARCHITECTURAL COMMITTEE**

- (a) **schedule date for joint meeting to discuss new proposed guidelines, changes to the plant list and a solar energy policy:**

- Joint meeting with the Architectural Committee and Board was planned for Wednesday, January 7<sup>th</sup> @ 6:00 pm to finalize the recommended changes to the Guidelines, Plant List and Solar Energy Policy. This is a public meeting and subject matter, date and time will be posted.*

- (b) **candidate(s) for Architectural Committee, see Bd pkt: Motion made that Patricia Bolin be approved as a regular member of the Architectural Committee. Motion carried.**

- Motion made that the Community Manager draft a letter to Ms. DeSantis thanking her for her application, and advising her that she is not presently eligible and outlining the eligibility requirements and asking her to reapply once she meets these requirements. Motion carried.*

- **CLEAN UP COMMITTEE;** *First clean up of the 2009 year is January 10<sup>th</sup> @ 8:00 am. Agenda item for January Board meeting is status of community trash cans and doggie waste stations.*
- **EVENT COMMITTEE; Desserts with Santa was very successful with 125 parents and children attending:** *Cost of the Desserts with Santa totaled \$1,583. Community Manager will work on an Easter Egg Hunt. Community Manager to contact Parks and Recreation to check out park availability.*
- **SOCIAL COMMITTEE:** *Social Committee Chairperson, Rose Slater collected around \$1,600 (\$725 came directly from Tatum Village) for the Christmas Adopt-a-Family Program. Thirty-four (34) children were adopted from fourteen different families. Rose and her husband delivered the gifts (toys and clothes and household items) to the Phoenix Rescue Mission).*
- *Community Manager to schedule a time to meet with Rose Slater and Jack Stankevicz regarding new card room furnishings.*

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- IX. COMMUNITY MANAGER'S REPORT; see front of Bd pkt:**  
*Items discussed were; the Toll Brothers/Tatum Ranch culvert has been resolved, Pre-emergent was applied to Tatum Ranch common area on December 8<sup>th</sup>, eleven trees under the power lines were trimmed, fence line in parcels 40, 30 and 31 to be cleared for wall painting, contract for loggia renovation has been signed, four mail kiosks being rebuilt by Reypam Masonry, vandalism and graffiti continues on Tatum Ranch, meeting scheduled for January 5<sup>th</sup> with Tuscany Village persons regarding scenic corridor, Tatum Village collected \$725 for the Tatum Ranch/Social Committee Adopt-a-Family program and the Annual Meeting had a great turnout.*
- X. UNFINISHED BUSINESS**
- **LOGGIA RE-DO; see Bd pkt for building timeline:** *Board received the building timeline and construction should commence on January 15<sup>th</sup>.*
  - **PATIO RE-DO; Community Manager looking for new shade Company:** *Community Manager looking into another shade company.*
  - **2009 NOMINATING COMMITTEE; Alan Witzer to resign as Chairman and Board to appoint a new Board Member for Position:** *Motion made that Alan Witzer be removed from the position of Chair of the Nominating Committee since he is no longer a Board Member and be replaced by Brian Rugg. Motion carried.*
  - **UPDATE ON ICE MACHINE:** *Community Manager looking into replacing ice machine with a freezer. Current value of the ice machine is \$1,000. Community Manager to call Cave Creek schools to see if they have an interest in the ice machine.*
- XI. NEW BUSINESS**
- **COMMUNITY ROOM USAGE FEES: (added to agenda at start of meeting)** *Board requested that this item be placed on the January Board agenda.*
  - **SIGNERS ON TATUM RANCH ACCOUNTS:** *Board Members to come into the office over the next two weeks and complete signature cards.*

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- **FUNDS DISBURSEMENT POLICY;** see Bd pkt: *Motion made to amend the Funds Disbursement Policy to a maximum of seven (7) signers rather than six. Motion carried.*
- **FORECLOSURES; Community Manager to discuss limit guidelines** *Motion made that we follow through with all the steps that have been delineated to us up to and including foreclosure. Motion withdrawn.*

*Motion made to leave at the Community Manager's discretion, case by case and that he brings it to the Board when he feels it is appropriate for further actions leading up to foreclosure. Motion withdrawn.*

*Motion made that when the Community Manager feels that a foreclosure action may be appropriate for a delinquent account that he should present it to the Board at Executive Session for a decision. Motion carried.*

- **APPROVAL OF THE 2009 BOARD MEETING DATES;** see Bd pkt: *Dates accepted by the Board.*
- **DISCUSSION ON HAVING 2009 TOWN HALL MEETINGS:** *Maintain the current policy. No meetings during the 2009 calendar year.*
- **SHREDDING EVENT FOR TATUM RANCH HOMEOWNERS;** see Bd pkt: *Motion made that we do this on a one time basis to see if it is worthwhile and go with plan #2 and spend no more than \$200; \$5.00 per homeowner per box. Motion failed.*
- **BOARD CONFIDENTIALITY AGREEMENTS,** see Bd pkt: *Board President requested Board Members to sign the Agreement. Community Manager went over guidelines and information important to the new Board.*

**XII. ADJOURNMENT:** *Motion made to adjourn meeting at 8:53 pm. Motion carried.*