

**TATUM RANCH
BOARD OF DIRECTORS MEETING
FEBRUARY 17, 2010**

MINUTES

APPEALS

7:00 PM

- I. **CALL TO ORDER:** *Meeting called to order at 7:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Jay Bieber, Brian Rugg and Catherine Klein. Sean Bodkin was present via the telephone.*
- III. **ARCHITECTURAL APPEALS**

7:00 pm (43B/16) John Bohlke appealing Architectural Committee's disapproval of his play set: *Motion made to deny the appeal and uphold the Architectural Committee's decision based on closeness to the view fence. Motion failed. Motion made to defer this appeal to the March Board Meeting to give Board members an opportunity to view the structure. Motion carried.*

7:05 pm (28/99) Brian Roth appealing Architectural Committee's disapproval of their window air conditioning unit: *Motion made to deny the appeal based on unsightliness. Motion carried. Homeowner has thirty (30) days to remove the air conditioner.*
- IV. **COMPLIANCE APPEALS**

7:10 pm (11/86) Jackie Foster appealing \$150 monetary penalty for street parking: *Motion made to deny the appeal. Motion carried.*
- V. **ADJOURNMENT:** *Motion made to adjourn the appeals portion of the meeting. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD
(Directly followed the appeals)

Discussion items were; enforcement of parking violations, a library function and a request for a medical variance

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**GENERAL MEETING
MINUTES**

**(Directly followed the Homeowner Question and Answer
Period)**

- I. **CALL TO ORDER:** *Meeting called to order at 8:07 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Jay Bieber, Brian Rugg and Catherine Klein. Sean Bodkin was present via the telephone.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**
Motion made to accept the Agenda. Motion carried.
- IV. **APPROVAL AND ACCEPTANCE OF THE JANUARY 20, 2010 BOARD MEETING MINUTES:** *Motion made to approve the January 20, 2010 Board Meeting Minutes. Motion carried.*
- V. **FINANCIAL REPORT:** *Irrigation was a little high; Community Manager to look into a possible water line break. Assessments were high based on early payments coming in for the 2010 year.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *No representative present*
 - **SOCIAL COMMITTEE:** *No representative present*
 - **ELECTION PROCEDURE COMMITTEE:** *Committee held their first meeting to lay out the framework. Based on that framework and discussion two or three more meetings will need to be held in the near future.*
- VII. **COMMUNITY MANAGER'S REPORT, see front of Bd pkt:** *Items discussed were; Advanta CD matures 02/25/10, Shade sail was repaired, Administration voice and data lines were pulled and repaired, Association parking lot will be seal coated on 02/20/10, Tapestry was hit hard with graffiti, plants to be added to DWPW beginning late February or early March, Community Manager met with the new Architectural Committee members, Tatum Green's receiving four (4) new Block Watch signs, perimeter wall repaired on Tatum Ranch Drive. City inspected one of our drainage*

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storm begins on 02/12/10, and letters were sent on 02/11/10 requesting homeowners to paint their perimeter street facing walls with the color Brown Owl (Dunn Edwards).

Association audit: Table this item until the March meeting. Community Manager to get costs on a full audit.

VIII. UNFINISHED BUSINESS

- **UPDATE ON INCREASING SYSTEM EMAIL ADDRESSES:**
Email system has been updated to accommodate unlimited addresses. An article in the March Tatum Talk will request homeowners to send us their email for our database.
- **AUTO-REPLY TO HOMEOWNERS COMMENTS-INQUIRIES/ ADDRESSING EMAILS TO BOARD MEMBERS:** *Community Manager will take care of this.*

IX. NEW BUSINESS

- **2010 TOWN HALL MEETINGS,** requested agenda item from the January 20, 2010 Bd Meeting: *Discussion; no action necessary.*

X. ADJOURNMENT: *Motion made to adjourn meeting at 9:00 pm. Motion carried.*