

TATUM RANCH
BOARD OF DIRECTORS MEETING

FEBRUARY 21, 2007

MINUTES

5:45 – 6:00 pm

Board met with Architectural Committee on appeals

6:00 – 6:30 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:04 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. **ARCHITECTURAL APPEALS**

6:00 pm (6/245), appealing disapproval of walkway extension: *Motion made that the appeal be disallowed. Motion seconded. Motion withdrawn. Motion made that the appeal be denied because it does not conform to the CC&R's. Motion failed. Motion made that the appeal be granted pursuant to Article XI, Section 4. Motion seconded and carried. Alan Witzer opposed.*

6:10 pm (33/80), appealing finding of nuisance by Architectural Committee: *Motion made to table this appeal for six months. Motion seconded and carried.*
- IV. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:38 pm. Motion seconded and carried.*

6:30 – 7:00 pm

Homeowner Question and Answer Period

Items discussed were: a plane circling Tatum Ranch property, burglaries on Tatum Ranch and Now Hiring banners.

TATUM RANCH
BOARD OF DIRECTORS MEETING

FEBRUARY 21, 2007

MINUTES

7:00 pm

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 6:47 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 JANUARY 17, 2007 BOARD MEETING MINUTES:** *Motion made to accept the minutes as presented. Motion seconded and carried.*
- IV. **FINANCIAL REPORT:** *As of January 31, 2007, there was \$1.5 million in investments. A little over \$100,000 in the operating account. Common area repair dollars are high. Legal fees show a credit because we received a check from Azure Creek in 2007 instead of in 2006 when it was due. The newsletter expenditure of \$2,900 exceeded the budget by \$1,100 because the budget is split into twelfths instead of sixths, which will be corrected by the accountant.*
- Motion made to take another \$250,000 and set up a CD at a reputable bank based at the best rate we can find. Motion seconded. **Second withdrawn.** Motion made that we move \$250,000 out of the money market account and buy a one-year CD and invest it with a four star or better bank for one year. Motion seconded and carried. Alan Witzer opposed.*
- V. **COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE, four updated guidelines**
Scott Lenz has stepped down as Chairman and Scott Flanery will take over the position. Committee looking to fill member positions as well as alternate positions. Four proposed guidelines were discussed.
 - **CLEAN UP COMMITTEE, next clean up is March 10th @ 7:00 am**
 - **EVENT COMMITTEE, see Bd pkt: Motion made that the Board approve the Mad Hatter's Tea Party, not to exceed \$1,000 in total expense and the Coffee & Tea seminar, not to exceed \$750. Motion seconded and carried.**

TATUM RANCH
BOARD OF DIRECTORS MEETING

FEBRUARY 21, 2007

MINUTES

- **SOCIAL COMMITTEE:** *No representative present.*

Board President welcomed Rick Nowell as the new Community Manager.

VI. COMMUNITY MANAGER'S REPORT: *Items discussed were, State Farm Insurance sent a demand letter regarding accident at Desert Willow East and Mark Lane, replacement of pressure regulators, guardrail replaced by City at Desert Willow West and Cave Creek, Fry's opening February 23rd, outstanding issues on the wall painting are being addressed and the part time compliance employee has been hired. Manager looking at continuing the re-vegetation on common area property and is also looking at Sonoran Vista with a critical eye in respect to their street markers and mail boxes.*

VII. UNFINISHED BUSINESS

- **CONSIDER CHARGING A \$15 QUARTERLY ADMINISTRATIVE FEE ON DELINQUENT ACCOUNTS. TABLED FROM THE JANUARY BOARD MEETING:** *Motion made that we impose a \$10.00 administrative fee in any quarter in which a quarterly assessment has not been paid after the first quarter. Motion failed.*
- **BOARD POSITION OPENING:** *Discussed and tabled. Harold Seligmann and Virgel Cain will work on elected officer criteria and bring this information back to the Board for discussion.*

VIII. NEW BUSINESS

- **STATE FARM INSURANCE COVERAGE FOR ASSOCIATION,** *see Bd pkt: Discussed and at this time coverage will remain the same.*
- **REMINDER: TOWN HALL MEETING IS THURSDAY, MARCH 15TH FROM 6:30-8:30 PM**

IX. ADJOURNMENT: *Motion made to adjourn meeting at 8:20 pm. Motion seconded and carried.*