

**TATUM RANCH
BOARD OF DIRECTORS MEETING
FEBRUARY 20, 2008**

MINUTES

5:30 – 5:45 PM

Board to met with Architectural Committee regarding Architectural Appeal

**5:45 – 6:00 pm
APPEALS**

- I. **CALL TO ORDER:** *Meeting called to order at 5:45 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann and Al Tobey.*
- III. **ARCHITECTURAL APPEAL, see Bd pkt**

5:45 pm (15/52) appealing disapproval of back yard patio cover: *Motion made that the appeal be denied. Motion passed.*

5:50 pm (6/229) appealing conditional approval of a solar water heater: *Motion made to defer appeal until a legal opinion is rendered or until the March Board meeting, whichever comes first. Motion passed.*
- IV. **ADJOURNMENT:** *Meeting adjourned at 6:10 pm.*

6:00 – 6:30 pm

Homeowner Question and Answer Period

Items discussed were: request for a reduction of assessments and culvert and basin overflow clean up

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**6:30 pm
GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 6:30 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann and Al Tobey. Alan Witzer entered the meeting at 7:03 pm.*
- III. **APPROVAL AND ACCEPTANCE OF THE JANUARY 16, 2008 BOARD MEETING MINUTES AND APPROVAL OF THE JANUARY 31, 2008 SPECIAL BOARD MEETING MINUTES,** see Bd pkt: *Motion made to approve both sets of minutes with an amendment to the January 16, 2008 minutes regarding the Abbey motion. The motion needs to state a clarification that the letter that is to be written has to comply with the variance provision of the CC&Rs. Motion passed.*
- IV. **FINANCIAL REPORT,** see Bd pkt: *We've made \$108,000 and have on hand roughly, between the operating checking accounts and the operating savings account (Copper Classic), \$461,000. CD investments total \$1,380,000. Community Manager to look into Vanguard and/or Fidelity Money Market accounts.*
- **ADVANTA BANK CD RENEWAL IS 02/26/08:** *Community Manager to look into getting the best rate available.*
- V. **COMMITTEE REPORT**
- **ARCHITECTURAL COMMITTEE, Guideline #26/Party & Perimeter Walls. Need joint meeting between Board and Architectural Committee members:** *Community Manager trying to arrange a meeting time suitable for all participants.*
 - **CLEAN UP COMMITTEE:** *Next clean up scheduled for March 8th @ 8:00 am.*

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VI. COMMUNITY MANAGER'S REPORT, see front of Board pkt: *Items discussed were; Toll Brothers will approve their landscaping plan by early March, addressing a problem with skate boarders on our property that borders the Toll Brothers project, Community Manager addressing commercial overnight parking at three of the four shopping centers, a small office complex will fill the vacant pad between Fry's and Happy Harry's, nineteen trees were planted in the basin at Fernwood Ct. & Desert Willow Parkway East, additional plants planted along Desert Willow Parkway East & West, artwork below the screen in the community room will be changed, partition in the community room has been repaired, 12,000 feet in four parcels have been identified for painting, Community Manager working on getting light poles painted in parcel 5, receiving bids from three electrical contractors on installing power at the maintenance yard, discovered that the SW corner of Tatum and Cave Creek is the property of Tatum Ranch and to date we have received 546 homeowner surveys.*

VII. UNFINISHED BUSINESS

- **UPDATE ON LOGGIA RENOVATION:** *Some highlights of this agenda item were; Mr. Buot presented the construction documents that he will submit to the City of Phoenix on Thursday February 21, 2008. At the March Board meeting Mr. Buot will submit three bids, maybe four for the Board to review. Bids will be based on the drawings shown at this meeting. The sprinkler cost will be under a separate bid.*

Mr. Buot will be able to work with the existing footprint and he will check into our hot water situation. Designer, Jill Morse has specs for the lighting fixtures. There is also no restriction on material to be used to texturize the entryway and handicap ramp. To be more cost efficient the new commodes will be tied into the existing waste drain.

VIII. NEW BUSINESS

- **OLSON AND HATCHER ENGAGEMENT LETTER, see Bd pkt:** *Motion made that Mr. Cain sign the engagement letter as submitted. Motion passed. Motion was for a compilation at a cost of \$2,000.*

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- **COMMUNITY WALL PAINTING:** *Motion made to accept the proposal. Motion passed. Proposal was for \$63,113.44 for the next round of community wall painting.*

IX. ADJOURNMENT: *Motion made to adjourn meeting at 8:14 pm. Motion passed.*

APPROVED BY: _____

DATE:

APPROVED BY: _____

DATE:
