

TATUM RANCH
BOARD OF DIRECTORS MEETING

FEBRUARY 18, 2009

MINUTES

5:40

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:44 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Sean Bodkin and Brian Rugg.*
- III. **ARCHITECTURAL APPEALS**
 - 5:40 pm: (15/21) appealing Architectural Committee's disapproval of his walkway:** *Motion made to approve the appeal and let sidewalk stand as is. Motion carried.*
 - 5:45 pm: (on 32B/22) homeowner appealing Architectural Committee's approval of another homeowner's driveway pavers:** *Motion made to approve the appeal. Motion carried. Mr. Rugg opposed.*
 - 5:50 pm: (on 32B/22) homeowner appealing Architectural Committee's approval of another homeowner's addition of a garage and driveway:** *Motion made to approve the appeal. Motion carried.*
 - 5:55 pm: (32A/11) appealing Architectural Committee's disapproval of a backyard shed:** *Motion made to defer this appeal to the March Board Meeting. Motion carried.*
- IV. **COMPLIANCE APPEALS:** *Decisions were made in the Board Executive Session.*
 - 6:00 pm: (31A/81) appealing a \$250 monetary penalty for landscape maintenance**
 - 6:05 pm: (02/45) appealing \$ 50 monetary penalty for a street parking violation**
 - 6:10 pm: (32A/176) appealing \$100 monetary penalty for failure to paint house**
 - 6:15 pm: (43A/233) appealing a \$50 monetary penalty for a street parking violation**
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:52 pm.*

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6:30 PM

HOMEOWNER QUESTION AND ANSWER PERIOD

No questions or comments at this meeting

6:45 PM

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 7:03 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Sean Bodkin and Brian Rugg.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**
Motion made to approve the proposed agenda with the modification of moving the update on loggia renovation under item # VII and making that the first item after the Financial Report. Motion carried.
- IV. **APPROVAL AND ACCEPTANCE OF THE JANUARY 21, 2009 BOARD MEETING MINUTES AND THE FEBRUARY 4, 2009 SPECIAL MEETING MINUTES:** *Motion made to accept the January 21, 2009 Board Meeting Minutes as presented. Motion carried. Motion made to accept the February 4, 2009 Special Meeting Minutes as presented. Motion carried.*
- V. **FINANCIAL REPORT, see Bd pkt:** *Operating cash had an increase of a loss \$65,629 which left us with a total in operating cash of \$159,752. Investment went up \$41,977 leaving total investments at \$1,857,094. There was an overall increase in cash of \$107,606. We were low in our assessments based on pre-payments and this variance is normal.*

Advanta Bank CD maturing on 02-25-09: *The Advanta CD will be rolled over with the same institution at a rate of 2.50%.*

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VI. COMMITTEE REPORTS

- **ARCHITECTURAL COMMITTEE:** *Committee still recruiting for two more Members.*
 - (a) **Review additions to the Tatum Ranch Plant List, see Bd pkt**
 - Motion made to approve the addition of the Fire Bush to the plant list. Motion carried.*
 - Motion made to not add the Wandflower to the plant list. Motion carried.*
 - Motion made to not add the Rain Lilly to the Plant list. Motion carried.*
 - Motion made to add the Chocolate Flower to the plant list. Motion carried.*
 - Motion made to not add the Brown Eyed Susan and the Indian Blanket to the plant list. Motion carried. Harold Seligmann opposed.*
 - Motion made to not add the Blue Mist and Heavenly Blue to the plant list. Motion carried.*
 - Motion made to not add the Snail Vine to the plant list. Motion carried.*
 - Motion made to not add the Cascalote tree to the plant list. Motion carried. Harold Seligmann opposed.*
- **CLEAN UP COMMITTEE,** *next clean up is March 14 @ 8:00 am and volunteers will meet at the Association Office.*
- **EVENT COMMITTEE, Easter Event:** *The Easter event has been cancelled. Will try again next year.*
- **SOCIAL COMMITTEE:** *No representative present.*

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VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt: *Topics discussed were; AWDL single planting of \$11,000 worth of plants, clearing of an increasing amount of trash in the washes, stucco and roof repairs are being done on the community building, T.R. Community Manager met with Tatum Village Board and their Community Manager to discuss compliance issues and Community Manager working on shrubbery at corner of Desert Willow Pkwy and Dynamite. Request was made to alphabetize the Manager's Report.*

VIII. UNFINISHED BUSINESS

- **UPDATE ON LOGGIA RENOVATION:** *Construction is on schedule. Prep to paint will begin on 2/19/09 and the electrical trim which includes the hanging of light fixtures and fans will be the following day (Friday). The slate tile and the patio pavers will also be installed on Friday. All inspections have passed with the City with no problems. Lowe's will be installing the carpet after the installation of the cabinets Next week will be the mechanical trim if everything goes to plan.*
- **UPDATE ON 2008 RESERVE STUDY**, see front of Bd pkt: *Reserve Study completed and distributed to Board Members.*
- **UPDATE ON ICE MACHINE AND NEW FREEZER:** *Ice machine has been donated and will be replaced with freezer. Freezer will be purchased within three weeks.*
- **COMMUNITY ROOM USAGE FEES**, see Bd pkt: *No changes to the usage fees at this time.*
- **UPDATE ON BOARD TRAINING:** *Deferred to March Board Meeting.*
- **BIDS ON PATIO SHADE STRUCTURE** see Bd pkt/4 bids: *Board requested sample contracts from companies submitting bids. Community Manager to check the companies bidding on the project with the Better Business Bureau.*

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IX. NEW BUSINESS

- **TATUM VILLAGE CONCERNS**, see your email dated 2/10/09 from **Community Manager**: *Board concluded that Tatum Village should be treated as any other area in Tatum Ranch and compliance should enforce our rules, regulations and guidelines within in the Villages.*

X. ADJOURNMENT: *Motion made to adjourn meeting at 8:42 pm. Motion carried.*