

**TATUM RANCH  
BOARD OF DIRECTORS MEETING  
JANUARY 20, 2010**

**BOARD APPEALS**

**MINUTES**

**6:00 PM**

- I. **CALL TO ORDER:** *Meeting called to order at 6:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Harold Seligmann, Sean Bodkin, Jay Bieber and Brian Rugg.*
- III. **ARCHITECTURAL APPEALS**
- **6:00 pm (10/17) appealing disapproval of his privacy screen:** *Motion made to approve the appeal and allow the material not to exceed twelve (12) feet adjacent to the street. Motion carried. Harold Seligmann opposed.*
  - **6:05 pm (12/41) appealing disapproval of her walkway/driveway extension:** *Motion made to approve her request for a variance and allow her to keep the currently installed pavers for as long as her grandmother has the medical necessity to get to the street. Appropriate documentation will be given to the office to substantiate the medical necessity. Motion carried.*
  - **6:10 pm (500/360) Babbo Italian Eatery appealing disapproval of outside twinkle lights.** *Violation is moot because violation has been corrected. Appeal withdrawn.*
- IV. **ADJOURNMENT:** *Motion made to adjourn meeting a 6:31 pm. Motion carried.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

***Discussion items were; homeowners who attend the Board Meetings are moving out of Tatum Ranch, a concern between a homeowner and a staff member and a Committee was formed to review the election process***

***Board agreed to form a Committee called "Election Procedure Committee" to review the election process; this will be a regular agenda item each month. The Committee will be made up of Harold Seligmann, Brian Rugg, Al Conway, Virgil Cain and Frank Schiller.***

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**GENERAL MEETING  
MINUTES**

*(General Meeting directly followed the Homeowner Question and Answer Period)*

- I. **CALL TO ORDER:** *Meeting called to order at 7:49 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Harold Seligmann, Sean Bodkin, Jay Bieber, Brian Rugg and Catherine Klein.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**  
*Motion made to amend the agenda to add the Investment Policy. Motion carried. Motion made to amend the agenda to add discussion on a Board email policy. Motion carried. Motion made to approve the Agenda as amended. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 18, 2009 BOARD MEETING MINUTES AND THE DECEMBER 11, 2009 SPECIAL BOARD MEETING MINUTES:** *Motion made to approve the minutes as presented. Motion carried.*
- V. **FINANCIAL REPORT:** *Total savings is a little over 1.9 million, total assets comes to 3.4 million. End of year assessments are high because homeowners paid their first quarter (2010) assessments early.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE, see Bd pkt: homeowner's interested in volunteering for Architectural Committee:**  
*Motion made to accept all three applicants. Motion carried.*
  - **SOCIAL COMMITTEE:** *No Committee Representative.*
  - **EVENT COMMITTEE, review of "Desserts with Santa" event:** *The total dollars spent on the "Cookies with Santa" event was \$1,617.37.*

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**VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt**

*Items discussed were; bank signature cards are all signed, Advanta CD matures February 25<sup>th</sup>, Walgreen's is seeking a Series 10 - Off-Sale Beer & Wine liquor license, Ace Asphalt was awarded the seal coating contract (Administration parking lot) at a cost of \$2,962, new phone and data cable lines will be pulled and encased to prevent future water damage at a cost of \$4,655, seven (7) homeowners are with the attorney for collection/compliance and seven small claim complaints were filed for \$8,679, nine (9) liens totaled \$2,759, graffiti/vandalism is continuous, located and identified thirty-five (35) water meters and removed two (2) from service, discussion with Manager of Tatum Greens regarding the painting of their perimeter wall, one (1) parking waiver granted and perimeter wall/Brown Owl compliance is underway.*

**VIII. UNFINISHED BUSINESS**

- **ARIZONA WILD DESERT LANDSCAPING CONTRACT (motion to accept and sign contract) see Bd pkt: *Motion made to accept the contract as presented. Motion carried.***
- **TATUM RANCH INVESTMENT POLICY, *Motion made to approve the Policy as written. Motion failed. Motion made to add to the first sentence of Cash Equivalents "or Bond Funds as approved by the Board."* Motion carried. Harold Seligmann opposed and Jay Bieber abstained.**
- **ESTABLISHING AN E-MAIL POLICY: *Discussion only; no need for a Policy.***

**IX. NEW BUSINESS**

- **FUNDS DISBURSEMENT POLICY (motion to accept or change Policy) see Bd pkt: *Motion made to amend the existing Policy and change the maximum number of signers to seven (7) and adopt it as amended. Motion carried.***
- **BOARD CONFIDENTIALITY AGREEMENTS, see Bd pkt: *Motion made to get rid of the Association Confidentiality Agreement. Motion carried. Catherine Klein and Sean Bodkin abstained.***

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**GENERAL MEETING  
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- **DISCUSSION AND SELECTION OF THE 2010 BOARD MEETING DATES AND TIMES, motion to declare dates and times of 2010 Board Meetings)**

*Motion made that the Board Meetings stay the third Wednesday of the month with the meetings beginning at 7:00 pm. Motion carried.*

*Motion made that the Board put a time limit of two (2) hours on any open business meeting of the Association; next Board Meeting going forward. The Board can make a motion and vote to extend it by whatever timeframe they feel is appropriate. Motion carried.*

- X. ADJOURNMENT:** *Motion made to adjourn the meeting at 9:30 pm. Motion carried.*

**APPROVED BY:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**APPROVED BY:** \_\_\_\_\_ **Date:** \_\_\_\_\_

