

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**JANUARY 19, 2011**

**7:00 pm**  
**GENERAL MEETING**

**MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 7:02 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**  
*Suggestion to add, under the financial report, the Auditor's Review for 2010. Motion made to accept the changes to the Agenda. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE DECEMBER 15, 2010 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion carried.*
- V. **FINANCIAL REPORT:** *As of December 31, 2010, the financials showed a profit of a little over \$10,000. Liquid Assets were at \$618,000 and \$1,430,000 was in Investments. In our Restricted Reserves for the Master Association, there was \$998,075 and in the Sonoran Vista Reserves, there was a little over \$162,000. There is a \$250,000 CD with Drayton-Koda that will mature on February 25, 2011.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE:** *No representative present.*
  - **SOCIAL COMMITTEE:** *No representative present.*
- VII. **COMMUNITY MANAGER'S REPORT, see front of Bd pkt:** *Items discussed were; delinquency collections, graffiti and vandalism, landscaping crew is working on the firebreaks, break-ins on Tatum Ranch, Community Manager met with City election officials regarding new election procedure, Community Manager met with City streets to address traffic on Desert Willow Parkway East, still having issues with homeowner's who dump their debris on common area property, next phase of wall painting will include 6,900 feet and \$11.4K in trustee sales were written off.*

*Motion made to accept a compilation for the 2010 audit year. Motion carried.*

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### **VIII. UNFINISHED BUSINESS**

- **REVIEW OF ROOM RENTAL ALCOHOL POLICY** (carry over from the December board meeting) see Bd pkt: *Motion made to adopt the Policy as presented. Motion withdrawn. Motion made to change the number of people from 50 to 75 on the first bullet point. Motion failed. Motion made to adopt the Policy as presented. Motion carried.*

### **IX. NEW BUSINESS**

- **SELECTION OF BOARD MEETING DATES FOR CALENDAR YEAR 2011**, see front of Bd pkt for 2011 calendar: *Motion made to propose meetings every other month on the third Wednesday. Motion carried. Board discussed an Annual Meeting date of December 3, 2011 and a Special Meeting date to elect Officers on December 7, 2011.*
- **DISCUSSION ON ANNUAL ELECTION PROCEDURE RFP**, see Bd pkt: *Board discussed there is no need for an RFP.*
- **ABOLISH ELECTION COMMITTEE**: *Motion made to abolish the Election Committee. Motion carried.*
- **NEW CITY OF PHOENIX VOTING PROCESS**: *The Board has decided not to have the City elections held in the community room due to the changes to the City of Phoenix voting process.*
- **REVIEW OF FUNDS DISBURSEMENT POLICY**, see Bd pkt: *No changes to this Policy.*
- **REVIEW OF INVESTMENT POLICY**, see Bd pkt: *No changes to this Policy.*
- **BOARD CONFIDENTIALITY AGREEMENT DISCUSSION**, see Bd pkt: *Board discussed the importance of this Policy.*

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- X. **ADJOURNMENT:** *Motion made to adjourn meeting at 7:52 pm. Motion carried.*

