

TATUM RANCH
BOARD OF DIRECTORS MEETING

JANUARY 17, 2007

MINUTES

5:45 – 6:00 pm

Board met with Architectural Committee regarding Appeals

6:00 – 6:20 pm
APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:09 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Alan Witzer, Al Tobey and Virgel Cain. Rick Nowell entered the meeting at 6:11 pm.*
- III. **ARCHITECTURAL APPEALS**
 - 6:00 pm, (13/73) **appealing disapproval of flagstone walkway. Walkway constructed without prior approval. Motion made to disallow the appeal. Motion seconded and carried.**
 - 6:05 pm, (32A/94) **appealing disapproval of a non-stucco aluminum patio cover. Motion made to deny the appeal. Motion seconded and carried.**
 - 6:10 pm (41/79) **request for new hearing, clerical error did not allow Mr. Taylor to be present at his appeal hearing. Appealing disapproval of his four corner canvas canopy in back yard. Motion made to deny the appeal. Motion seconded and carried.**
 - 6:15 pm (commercial) **Fry's Food & Drug, appealing disapproval of "Now Hiring" banners: Motion made to disallow the appeal and suggest that Fry's remand the request to the Architectural Committee. Motion seconded and carried.**
- IV. **ADJOURNMENT:** *Meeting adjourned at 6:58 pm.*

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6:30 – 7:00 pm

Homeowner Question and Answer Period
No questions asked and no items addressed

7:00 pm

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 7:01 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Harold Seligmann, Alan Witzer, Al Tobey and Virgel Cain.*
- III. **APPROVAL AND ACCEPTANCE OF THE DECEMBER 12, 2006 BOARD MEETING MINUTES:** *Motion made to approve the December 12, 2006 minutes. Motion seconded and carried.*
- IV. **FINANCIAL REPORT:** *As of the end of the year we have \$210,000 in our operating accounts, both at Copper Star and at Chase Bank. There is 1.4M in investments in which a million is in CD's and a quarter million is in a Money Market account at Copper Star Bank. As of 12/31/06 there was an excess of revenues and over expenditures of just under \$360,000, which is \$240,000 more than we expected because of the absence of a community manager most of the year. Going forward we have an on-going program of wall painting, which comes out of our Reserves. Looking for investment of monies in the near future.*
- V. **COMMITTEE REPORTS**
 - ARCHITECTURAL COMMITTEE, update on new proposed guidelines:**
These will be in the February 07 Board packet. Committee is still short two members.
 - CLEAN UP COMMITTEE:** *Next clean up is scheduled for March 10, 2007 @ 7:00 am.*
 - EVENT COMMITTEE, see Bd pkt:** *Easter event cancelled at the golf club. Committee planning a coffee and tea adult event and a Back to School Party.*

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*Other 2007 events will be presented to the Board at the February Board meeting. Committee to present bio on magician for the Back to School Party. **Motion made** to approve, pending the presentation of further data at the February Board Meeting, the \$1200 and \$1400 as requested. Motion seconded and carried.*

SOCIAL COMMITTEE: *No representative present.*

VI. UNFINISHED BUSINESS

- **INVESTMENT OF SURPLUS FUNDS:** *Discussed in the Financial Report.*
- **MAINTENANCE OF TOSCANA COMMON AREA PROPERTY, see Bd pkt. **Motion made**** *to table this item and discuss it during the Executive Session on the advice of our Legal Counsel. Motion seconded and carried.*
- **MAINTENANCE OF COMMON AREA PROPERTY AT TATUM VILLAGE AND TATUM GREENS, see Bd pkt: **Motion made**** *to table this item and discuss this during Executive Session. Motion seconded and carried.*
- **LANDSCAPING CONTRACT, see Bd pkt. **Motion made**** *to approve the contract with one stipulation, that we add LLC on page one and page six after the name Arizona Wild Landscaping Company, LLC or anywhere that the company's name is mentioned. Motion seconded and carried. Alan Witzer abstained.*
- **USE OF COMMUNITY ROOM FOR VOTING IN MARICOPA COUNTY ELECTIONS, see Bd pkt: **Motion made**** *to approve the use of the facility as a polling place. Motion seconded and carried. **Motion made** to have the Community Manager request in writing to the County that the facility be a no sign-polling place. Motion seconded and carried. Harold Seligman abstained.*

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- **BARKING DOGS AT TATUM RANCH**, see **Bd pkt:** *Association should rely on the CC&R's in regards to nuisances being handled by the Architectural Committee. More research will be gathered.*

VII. NEW BUSINESS

- **HEALTH SCREENS ROOM RENTAL**, see **Bd pkt:** *Motion made to let Health Screens use the room at the homeowner rate. Request made that Health Screens provide insurance, a hold harmless agreement and name us as an additional insured. Motion seconded and carried.*
- **ACCIDENT AT DESERT WILLOW AND PALO BREA**, **responsible party has no insurance**, see **Bd pkt:** *Discussed that this accident be turned over to our State Farm Insurance Agent.*
- **CONSIDER CHARGING A \$15 QUARTERLY ADMINISTRATIVE FEE ON DELINQUENT ACCOUNTS.** *Tabled until February Board Meeting. Gather more information from Association Accountant on this item.*

VIII. ADJOURNMENT: *Meeting adjourned at 9:10 pm.*

Approved By: _____

Date: _____

Approved By: _____

Date: _____

