

**TATUM RANCH
BOARD OF DIRECTORS MEETING
JANUARY 16, 2008**

MINUTES

5:30 - 5:45 pm

Board met with Architectural Committee regarding Architectural appeal

5:45 - 5:50 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, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEALS, see Board pkt**

5:45 pm (12/74) Appealing disapproval of her brick walkway: *Motion made that the appeal be denied. This is not what the Architectural Committee wants or what the Board is willing to accept at this point. Motion passed. Homeowner should re-submit to Architectural Committee with new design.*

- IV. **ADJOURNMENT: *Motion made to adjourn meeting at 6:05 pm. Motion passed***

6:00 - 6:30 pm

Homeowner Question and Answer Period

Motion made to allow a medical waiver to end on May 15th for obvious medical reasons not to be extended. The homeowner (Mr. Abbey) needs to write a letter for the Association file explaining the situation within seven (7) business days. Motion Passed. For clarification purposes; the letter that is to be written has to comply with the variance provision of the CC&Rs.

Board Treasurer discussed the reasons why the Association has large sums of money.

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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, Alan Witzer and Al Tobey.*
- III. **APPROVAL AND ACCEPTANCE OF THE DECEMBER 19, 2007 BOARD MEETING MINUTES:** *Motion made to accept minutes as submitted. Motion passed.*
- IV. **FINANCIAL REPORT, see Bd pkt:** *As of December 31, 2007 there was a net of about \$233,000 which includes about \$100,000 in pre-paid assessments. In the operating checking accounts there was \$104,000. \$258,000 was in the Copper Classic savings account and investments and CD's totaled \$1,380,000 (these are all rounded numbers). The 2008 budget has been submitted and approved.*
- V. **COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE, set date for meeting between Board and Architectural Committee to discuss Guideline #26 (Party and Perimeter Walls):** *No date set as of this meeting.*
 - **CLEAN UP COMMITTEE, next clean up is March 8th @ 8:00 am:** *Only one homeowner showed at the last clean up.*
 - **EVENT COMMITTEE:** *No representative present.*
 - **SOCIAL COMMITTEE:** *No representative present.*
- VI. **COMMUNITY MANAGER'S REPORT, see front of Bd pkt:** *Items discussed were: Fry's to address their "no over night" parking issues, landscape re-vegetation on hold until end of February, general landscaping issues, community room enhancements, Community Manager to access which community walls will be painted next, APS will paint twelve (12) rusty light poles in Parcel 5 in 2-3 weeks, damage to vacuum breaker on 40th St. and Desert Willow Park repaired, City repaired wash erosion damage at 45th St. and Hunter, homeowner survey to be mailed out mid to late January.*

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VII. UNFINISHED BUSINESS

- **UPDATES ON COMMUNITY ROOM ENHANCEMENTS AND RENOVATION OF THE CARDROOM/LOGIA AREA, see Bd pkt for cost of 3D model and two construction estimates.**

Architect is 85% complete on the drawings and he is waiting to hear back on the engineering and architectural. James McLemore and Steven Kurth presented their bids. Both stated that the project should be completed within 45 to 60 days. It was suggested that the Board and Architect get together before the February Board meeting to discuss particulars to the project. Special meeting set for both parties to meet will be January 24th at 9:30 am.

David Buot to hire locator service to find sewer line designations for the building.

- **NOMINATING COMMITTEE, need homeowners to serve: Looking for candidates.**
- **DISCUSSION ON ADMINISTRATIVE FEE FOR DELINQUENT ACCOUNTS**

***Motion made** that there be a quarterly fee of \$15.00 for any homeowner who owes over \$250.00 in assessments and late fees for assessments and that the fee be charged quarterly in addition to the quarterly late fee penalty of \$15.00. This would be an administrative fee. Motion failed.*

***Motion made** that our intention to maintain \$250,000 in investment accounts does not apply to our Copper Star operating account. Motion passed.*

VIII. NEW BUSINESS

- **ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT; need Board President's signature, see Bd pkt:**
***Motion made** that Virgel Cain sign this Abbreviated Form of Agreement between the Owner and Architect, as the Owner. Motion withdrawn. **Motion made** to table this item until the Special Board on January 24, 2008. Motion passed.*

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- **HEALTH SCREENS ROOM RENTAL @ HOMEOWNER RATE,** 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 passed.*

IX. ADJOURNMENT: *Motion made to adjourn meeting at 8:12 pm. Motion passed.*

Approved By: _____

Date: _____

Approved By: _____

Date: _____