

**TATUM RANCH
BOARD OF DIRECTORS
SPECIAL MEETING**

JANUARY 31, 2008

MINUTES

- I. **CALL TO ORDER:** *Meeting called to order at 9:42 am.*
- II. **QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann and Al Tobey.*
- III. **DISCUSSION ON RE-DESIGN OF THE CARD ROOM AND LOGGIA**

*Designer, Jill Morse discussed the **carpet selection** for the loggia area/new card room. Color of the carpet should be on the same color scheme that was used in the community room and have a warm atmosphere. Because of the skylights the carpet should be UV rated to prevent bleaching and fading. Architect should make inquiries to the manufacturer.*

*The loggia area will be converted into an enclosed card room and will have **glass doors** in the front and back very similar to the doors that open into the community room hallway. These doors will have the panic hardware.*

***All lighting will be on dimmers.** Sconces along the side wall will be for atmosphere only not for bright lighting. Pendant lights will be lower for better light quality for the tables. This should eliminate shadows. Ms. Morse wants to work with Wild West Lighting on all light fixtures.*

*The three existing **fans** will be removed and replaced with indoor fans. They will be aligned and centered between the beams.*

*The **sprinkler system** will be coordinated between the builder and the City of Phoenix inspector. Space may require more sprinkler heads.*

*Any **windows in the bathrooms** will be frosted or glass blocks will be used for Privacy.*

***Demising wall** (pg 1, item 12) is a wall that separates two spaces. This is the wall between suite A and suite B. This will require special requirements.*

***Sewer Study** (locator service) will cost \$150 per hour. Lead time is 4-5 business days before demolition.*

**TATUM RANCH
BOARD OF DIRECTORS
SPECIAL MEETING**

JANUARY 31, 2008

MINUTES

Bathroom commodes will be air boost/low water usage. This is typically something that is specified by the plumber. Architect will check into this.

The bathroom partition in the women's bathroom will be replaced with a new partition.

Storage door into loggia area will be 42 inches.

The four Beams will be lower than ceiling height. Roughly the beams will be 13 ft. 8 inches.

A fire extinguisher will be installed in the new card room.

Decorative pavers will be installed at the exit door of the new card room. Community Manager to check on drainage in this area.

Entry way will be done in a material to discourage skateboarders. Mr. Buot will work something up. Perhaps in a natural stone. Consider a rougher material for the handicap ramp.

Electrical outlets will go all around the new card room area.

Wire mesh will be used in the high windows that connect the new card room with the community room and the office.

The load bearing wall in the bathroom will not have any issues. Engineer is confident he can work around it.

Duct work will need to be re-routed for better air flow.

Side heat/cooling registers in the new card room will be higher than the beams for better heat/cooling consumption.

The hall way ceiling will be painted brown to match the community room ceiling.

**TATUM RANCH
BOARD OF DIRECTORS
SPECIAL MEETING**

JANUARY 31, 2008

MINUTES

For construction purposes no bookings for the community room will be considered after April 25th. Construction can start as early as May 1st and last 45-60 days.

Mr. Buot will check out the problems we currently have with heating/cooling in the current card room which will become the new storage area. Engineer will take care of any problem.

Mr. Buot will have a complete set of engineer and architectural drawings for the February Board Meeting. He will bring them with him.

Mr. Buot will have four bids for the Board's consideration at the March 2008 Board Meeting.

Ms. Morse will get with Mr. Buot to discuss the lighting and electrical issues.

*Ms. Morse will order **window treatment for the hallway** window and present cost to the Board at the February meeting.*

- IV. SIGNING OF THE ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT: *Motion made* to authorize the Board President to sign this contract. *Motion passed.***
- V. ADJOURNMENT: *Motion made* to adjourn meeting at 11:05 am. *Motion passed.***

