

TATUM RANCH
BOARD OF DIRECTORS MEETING
JANUARY 21, 2009

MINUTES

APPEALS
5:45 pm

- I. **CALL TO ORDER:** *Meeting called to order at 5:50 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin and Brian Rugg.*
- III. **ARCHITECTURAL APPEALS:**
- 5:45 pm (5/55) appealing Architectural disapproval of their house numbers: *Motion made to deny the appeal. Motion carried. Brian Rugg abstained.*
- 5:50 pm (24A/76) appealing disapproval of a steel Saguaro cactus: *Motion made to deny the appeal. Motion carried.*
- IV. **COMPLIANCE APPEALS:** *decisions made in Executive Board Session*
- 5:55 pm (43A/157) appealing \$50 monetary penalty on unapproved plant
- 6:00 pm (31B/23) appealing \$150 monetary penalty on landscape maintenance
- 6:05 pm (12/150) appealing \$50 monetary penalty for failure to paint house
- 6:10 pm (15/03) appealing \$50 trash can violation
- 6:15 pm (32A/21) appealing \$50 monetary penalty for street parking
- V. **ADJOURNMENT:** *Motion made to adjourn at 6:20 pm. Motion carried.*

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6:30 pm

HOMEOWNER QUESTION AND ANSWER PERIOD

Topics covered included; disclosure of the Compliance Appeal motions and questions on the loggia renovation

GENERAL MEETING

6:45 PM

- I. **CALL TO ORDER:** *Meeting called to order at 6:26 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin and Brian Rugg.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**
Motion made to approve the agenda as amended (1) add Ms. DeSantis under unfinished business (2) add a brief discussion on Desert Willow Parkway regarding shrubbery and place under New Business (3) discuss grammar on Guidelines during approval of Special Board Meeting minutes. Motion carried.
- IV. **APPROVAL AND ACCEPTANCE OF THE DECEMBER 17, 2008 BOARD MEETING MINUTES AND THE JANUARY 7, 2009 SPECIAL MEETING MINUTES:** *Motion made to approve the December 17th Board Meeting Minutes. Motion carried. Motion made to accept the minutes from the January 7, 2009 special meeting with the Architectural Committee as presented. Motion carried. Motion made to amend the Architectural Guidelines to the following: for Guideline # 7; we amend the last sentence to read "with the same size and shade of granite" and strike the word exact and for Guideline #19 the paragraph that was moved the second word additions be made singular, addition. Motion carried.*

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V. **FINANCIAL REPORT:** *As of December 2008 we have \$1,910,040.17 in cash. There was an additional \$1,362,502.94 in assets which include the building, furniture and equipment for total assets of the Association of \$3,272,543.11. There were much larger than budgeted assessments that came in which is the result of pre-payments for the 2009 year. There were extraordinary legal expenses that caused our administrative and general expense item to be about double than it should have been. Advanta Bank CD in the amount of \$250,000 will be maturing on February 25, 2009.*

VI. **COMMITTEE REPORTS**

- **ARCHITECTURAL COMMITTEE, select date and time for joint meeting to discuss additions to Tatum Ranch Plant List and Solar Policy:** *Joint meeting was scheduled for Wednesday, February 4th @ 6:00 pm.*
- **CLEAN UP COMMITTEE, next clean up March 14th @ 8:00 am**
- **EVENT COMMITTEE, discussion on Easter Event:** *Virgel Cain will spearhead the Easter event. January Tatum Talk will have an article asking for volunteers to help staff with this event. Community Manager will check with the Tatum Ranch Golf Club to see if we can have an Easter Egg Hunt on their property. At this time all surrounding parks are available. **Motion made** to establish a budget for the Easter event of up to \$2,000. **Motion carried.***
- **SOCIAL COMMITTEE:** *Committee Chairman, Rose Slater, stated that the Adopt-a-Family program was a great success.*

VII. **COMMUNITY MANAGER'S REPORT:** *Items discussed were general landscaping, property maintenance issues, loggia renovation, Shade Sails for patio, Sonoran Vista phone Box main board was replaced, Community Manager addressing continuing graffiti, Citation on the Tuscany Village owners has been dismissed, the 2008 Reserve Study was passed out for Board review and still looking for a donor for the ice machine.*

***Motion made** to proceed with the single planting at approximate cost of \$11,000. **Motion carried** (work to be completed by AWDL)*

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VIII. UNFINISHED BUSINESS

- **UPDATE ON LOGIA RENOVATION:** *Contractor, James McLemore presented the Board with the following; Schedule should be less than 49 days and 95% of the framing is complete. Electrical is going well and the aluminum store fronts should be placed within 10 days. The air handler needs to be moved to the kitchen. Eighteen feet of base cabinets will be installed and the top will be granite. Now is the time to make any electrical changes that are needed. The cost to change outlets to 20 amp dedicated circuit will be \$450 per outlet. Light kits are a consideration for the ceiling fans. During construction there will be security spotlights shining in the loggia area and the parking lot. The cattle gates will be locked each night for added security.*

***Motion made** to approve a budget of \$2500 for lighting fixtures and fans for the loggia expansion project. Motion carried. Harold Seligmann abstained.*

***Motion made** to approve a budget not to exceed \$2,000 for the purchase of the television and associated hardware for the loggia expansion project. Motion carried.*

- **REQUEST FOR AN EXTENSION OF TIME ON AN ARCHITECTURAL APPEAL:** *Motion made that we give Ms DeSantis until the end of February 2009 to bring her shade structure into compliance as specified in the previous Board motion and vote. Motion carried.*
- **UPDATE ON PATIO SHADE COVER AND FURNITURE:** *Bids are coming in and this item will be on the February Board Meeting agenda.*
- **UPDATE ON ICE MACHINE AND NEW FREEZER:** *Community Manager still looking into donating the ice machine. A business that requested it changed their mind.*
- **COMMUNITY ROOM USUAGE/FEES, see Bd pkt:** *Carry over this item to the February Board Meeting.*
- **BOARD TRAINING, Community Manager to discuss:** *Training should be for Board, Architectural Committee and staff. Community Manager to contact Bob McCullough with scheduled dates of either March 4th or March 11th. This training should be a small agenda.*

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IX. NEW BUSINESS

- **DESERT WILLOW SHRUBERY AREA; EAST SIDE OF D.W. PKWY FROM DYNAMITE TO THE SIGN THAT MARKS 52ND STREET:** *This area needs trimming. Community Manager to contact current owner first then the City if no cooperation is gained through owner contact.*
- **COMMUNITY MANAGER TO GIVE BOARD STATUS ON TATUM RANCH DOGGIE STATIONS AND TRASH CANS,** **see Bd pkt:** *There are 28 doggie stations and 33 trash receptacles on Tatum Ranch common area property. There are plans to increase these numbers (especially the doggie stations).*
- **2008 RESERVE STUDY FOR MASTER ASSOCIATION:** *Board recommended that the Total # of Units should be the maximum # of units. The Investment yield should be changed to 2.50 %. Change Inflation to 4.00% and Annual Contribution to 4.00%. Wrought iron fencing should be spread over a five year period.*

X. ADJOURNMENT: *Motion made to adjourn meeting at 9:08 pm. Motion carried.*

