

**TATUM RANCH  
BOARD OF DIRECTORS SPECIAL MEETING**

**JANUARY 7, 2009**

**MINUTES**

- I. CALL TO ORDER:** *Meeting called to order at 6:01 pm.*
- II. VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Virgel Cain, Harold Seligmann, Jay Bieber, Sean Bodkin and Brian Rugg.*
- III. REVIEW PROPOSED GUIDELINE CHANGES TO THE “GUIDELINES FOR COMMUNITY LIVING”**

*The Flag guideline was re-addressed as to whether the Board would consider sports flags to fly on the weekends that the sport game played. It was decided to leave the guideline as is.*

**Ancillary Buildings (Guideline #1):**

*Motion made that the ancillary buildings and gazebos Architectural Guideline be changed as follows: The first paragraph remains the same. A new second paragraph is added as follows; **An Ancillary building structure is defined as any building structure whether or not attached to the house that includes but is not limited to being used as a sunshade, ramada, pergola, or any other similar use or purpose.** The third paragraph remains the same. The fourth paragraph is amended to say: **Sidewalls of gazebos may be in a natural wood finish or be stuccoed and painted to match the body color of the house.** The fifth paragraph remains the same. A new sixth paragraph is added as follows: **Free standing fabric covered canopies and tents are not allowed. However, temporary free standing fabric covered canopies, tents or other similar structures may be used during non-repetitive special events and must be located a minimum of three (3) feet from any perimeter or party wall. Temporary is defined as not to exceed forty-eight (48) consecutive hours in any thirty (30) day period. The last paragraph of the guideline remains the same.** Motion carried. Brian Rugg opposed.*

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**Awnings (Guideline #2)**

***Motion made** we accept the proposed change on Architectural Guideline #2, Awnings and Sail Shades with the following amendment, the last sentence now reads: **Only solid colors that are compatible with the exterior finish are permitted.** Motion carried. Harold Seligmann opposed.*

**Clotheslines (Guideline #5)**

***Motion made** to amend the current guideline #5, Clotheslines to be identical to the CC&R restriction regarding clotheslines. Motion carried.*

*Language in the CC&R's regarding clotheslines state: **No outside clotheslines or other outside facility for drying or airing clothes shall be placed or maintained in Tatum Ranch unless they are not visible from neighboring property.***

**Decomposed Granite and Boulders (Guideline #7)**

***Motion made** to accept the proposed change to Architectural Guideline #7, Decomposed Granite and Boulders, with the addition to the final paragraph that says **with the exact same size and shade of granite.** Motion carried.*

**Garage Doors (Guideline #14)**

***Motion made** we adopt the proposed change for Architectural Guideline #14, Garage Doors, with the addition to the last sentence of "**and color.**" Motion carried.*

**Gates (Guideline #16)**

***Motion made** to approve proposed guideline as stated but amend guideline at the end to state "**and comply with the Design Guidelines.**" Motion carried.*

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**House Painting (Guideline #18)**

*Motion made to accept the proposed change to Architectural Guideline #18 with the following amendments: that the last sentence of paragraph one, **the word color be moved between the words Edwards and Brown**; that the first sentence of the Guideline **the word viewing be replaced with review**; the second sentence of the Guideline now reads as follows: **Colors chosen must be from only one color grouping from the Tatum Ranch color palette**; the last sentence after the word all, **insert exterior** and delete the last three paragraphs (3,4, &5). Motion carried.*

**Landscaping and Hardscaping (Guideline #19)**

*Motion made to accept the proposed change with the following amendments: add **Architectural Approval Required in paragraph one** and also in paragraph one at the end add **no artificial plants or grass are permitted**. In paragraph three, last sentence **front yard grass must be kept green year-round**. Motion carried. Harold Seligmann opposed.*

**Landscape Maintenance (Guideline #20)**

*Motion made to approve the proposed change for Landscape Maintenance #20 with the addition of **front yard grass must be kept green year-round** and placing **a period after eight feet** in paragraph two and striking the following **without prior written approval of the governing Architectural Committee**. Motion carried. Harold Seligmann opposed.*

**Lighting (Guideline #21)**

*Motion made in the first paragraph that the security light sentence should read: **All security devices and electrical lines mounted on the house shall be concealed in the eaves or by other trim and painted the color of the surface to which they are attached**.*

*In the second paragraph, first sentence strike the words **Other than** and replace it with **Except for** and let the holiday sentence stand alone. **The second sentence should be included with the lamppost paragraph**.*

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*Exterior lighting is limited to 40 watts per fixture for incandescent bulbs or 450 lumens. Security lights shall be no more than 100 watts for incandescent bulbs or 1800 lumens.*

*Lights installed on lampposts are not permitted. Exterior lights including security lights must be shielded or directed so that light will not shine onto a neighboring property. Motion carried.*

**Signs (Guideline # 35)**

*Motion made that we approve the proposed change to Guideline #35, Signs as follows: **deleting the fourth paragraph** and adding to the final paragraph the following sentence; **A-frame or sandwich board signs are not permitted except for residential "Open House" signs which are allowed on Friday, Saturday and Sunday only.** Motion carried.*

**Trellis (Guideline # 47)**

*Motion made we adopt new Guideline #47 with the following changes: We change **Trellis** to **Trellises (plural)** as the title. It now becomes; **Vertical trellises attached to the rear patio of a residence are permitted.** Second sentence remains the same. The last sentence will read; **A trellis may be used to support a climbing plant selected from the approved plant list.** Motion carried.*

- IV. REVIEW PROPOSED ADDITIONS TO THE TATUM RANCH PLANT LIST:** *This item deferred to a future meeting.*
- V. DISCUSSION ON SOLAR ENERGY PLOICY:** *This item deferred to a future meeting.*
- VI. ADJOURNMENT:** *Motion made to adjourn meeting at 8:10 pm. Motion carried.*