



**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JULY 15, 2009

**5:45 PM
APPEALS**

BOARD APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:48 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin, Jay Bieber and Brian Rugg.*
- III. **ARCHITECTURAL APPEALS**
 - **5:45 pm: 32A/22, appealing disapproval of her Fan-Tex Ash tree:** *Motion made to deny this appeal. Motion carried.*
 - **5:50 pm: 24B/22, appealing disapproval of her pergola:** *Motion made to disapprove this appeal. Motion carried.*
- IV. **ADJOURNMENT:** *Motion made to adjourn the meeting at 5:54 pm. Motion carried.*

***Homeowner Question and Answer Period
directly followed the appeals***

Discussion on timeline money limits on Tatum Ranch Certificates of Deposits



**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JULY 15, 2009

MINUTES

GENERAL MEETING

(General Meeting directly followed the Homeowner Question and Answer Period)

- I. **CALL TO ORDER:** *Meeting called to order at 5:56 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin, Jay Bieber and Brian Rugg.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**
Motion made to approve the Agenda as amended. Motion carried. Add Pinnacle Southwest, LLC to the agenda under Unfinished Business and add Santa Party to the agenda under Social Committee.
- IV. **APPROVAL AND ACCEPTANCE OF THE JUNE 17, 2009 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion carried.*
- V. **FINANCIAL REPORT, see Bd pkt:** *As of the end of June (with pre-payments) there was an increase in over all net cash of about \$30,000 and that includes the cash on hand as well as our investments. There was a decrease \$48,000 in our Investment Savings account a lot of that is from taking interest from some of our investments. Net increase is about \$30,000. Centennial Bank CD will rollover in August.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE, see Bd pkt for projects done without prior approval (subject to fines):** *Committee is still looking for two more members for their Committee.*
 - **CLEAN UP COMMITTEE, next clean up scheduled for September 12th @ 7:00 am. Rick Nowell is stepping down from Committee Chairman for this Committee:** *Rick Nowell has resigned as Chair of this Committee. Board President, Virgel Cain, will spearhead the Committee and write an article for the September Tatum Talk asking homeowners to volunteer their time to keep this Committee up and running.*

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MINUTES

- **SOCIAL COMMITTEE, Cookies with Santa:** *Office Manager to coordinate an event date with the Tatum Ranch Golf Course and update the Board and Gary Mazur (Santa Clause) with the date and time of this event.*

- VII. COMMUNITY MANAGER’S REPORT, see front of Bd pkt:** *discussion items were; two CD’s maturing (one in late July & one in mid August), working with Tuscany Village to correct four issues, patio furniture on order, Tatum Ranch landscapers, over the next three months, will be lifting the trees, restitution was paid by two Tatum Ranch children due to the damage they did on the mini park slide, shade sails are with engineering and will then go to the City for permits, Harold Reed Painting has begun the painting of the Sonoran Vista pony walls and the Community Manager reported to Tatum Village Management that there was a high consumption of water use on one of their meters. Officer Young will take care of the illegal posting of the Barber Shop signage at Tatum and Dynamite.*

- VIII. UNFINISHED BUSINESS, Pinnacle Southwest, LLC, Motion made to authorize Community Manager to begin the process of filing a complaint with the ROC for the items on the punch list that have not been completed in a timely manner for the Loggia. Motion carried.**

- IX. NEW BUSINESS.....NONE**

- X. ADJOURNMENT: Motion made to adjourn the meeting at 6:35pm. Motion carried.**