



**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JULY 20, 2011

APPEALS

MINUTES

7:00 PM

- I. **CALL TO ORDER:** *Meeting called to order at 7:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **ARCHITECTURAL APPEALS**
 - **7:00 pm: 10/04,** appealing Architectural Committee's disapproval of her perimeter wall color: *Motion made to approve her appeal. Motion carried.*
 - **7:05 pm: 43A/20,** appealing Architectural Committee's disapproval of his baseball batting cage: *Motion made that we approve the appeal and allow the batting cage per specifications. Motion carried. Joni Cipollone and Catherine Klein opposed.*
- IV. **ADJOURNMENT:** *Meeting adjourned at 7:17 pm.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Discussion on Cave Creek Unified School District Override

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JULY 20, 2011

MINUTES

- I. **CALL TO ORDER:** *Meeting called to order at 7:34 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:** *Motion made to approve the proposed agenda. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MAY 18, 2011 BOARD MEETING MINUTES:** *Motion made to approve minutes as presented. Motion carried.*
- V. **FINANCIAL REPORT, see Bd pkt for June 2011 consolidated financials, May 2011 in front of Bd pkt:** *As of June 30, 2011, Total Operating Cash was \$186,425.79, Liquid Assets were \$135,189.27, Investments were \$1,854,295 with Total Other Assets at \$1,357,908.40. Total Reserve and Equity was \$3,533,818.59. Woodlands CD matures on 08/25/11. A Board Member's concern regarding the Debt Ceiling and the Association monies was discussed.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *Board to review attached new roof installation guideline, see Bd pkt: Board Members will email the Architectural Committee with roof tile guideline recommendations.*
 - **SOCIAL COMMITTEE:** *No representative present.*
- VII. **COMMUNITY MANAGER'S REPORT, see front of Bd pkt.**

There will be a Special Board Meeting on October 12th for the Board to review the Nominating Committee's selection of candidates. There will also be a Special Board Meeting on October 19th for a "Meet the Candidates" meeting and to select ballot position for the voting ballot.



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Other items discussed were; Board to discuss three flooring bids for the Activity Room floor, twenty-eight (28) cases are with the collection attorney, maintenance yard broken into four (4) times in one week, homeowners have reported break-ins at their homes, washes and basins are complete and tree service is underway for the next four months, the Home Safety Home Seminar was well attended, Community Manager met with Councilman, Bryan Jeffries, spoke with Power West Marketing regarding their solicitations on T.R., replaced eight (8) valves and one (1) pressure regulator, letters sent to homeowners regarding their dumping of trash in common area, Sonoran Vista roads were seal coated and new monument letters and logo was installed, the painting of parcel 12 view fencing is completed and working on parcel 14.

VIII. UNFINISHED BUSINESS

- **HOUSE BILL 2245: Attorney opinion on taping/video recording open Board Meetings, see Bd pkt: *Motion made to approve the Attorney opinion Policy for the Tatum Ranch Homeowner's Association. Motion carried.***

IX. NEW BUSINESS

- **2010 FINANCIAL STATEMENTS see front of Bd pkt: *For Board review No discussion.***
- **COMMUNITY ROOM RENTAL FEE CHANGES, see Bd pkt: *Motion made to approve as amended. Motion carried. Change the non-member four (4) hour rate to \$625.00. Take off the clean up fee.***
- **CAVE CREEK UNIFIED SCHOOL DISTRICT DISCUSSION, see Bd pkt: *Motion made that we adopt a pro-statement for the CCUSD override. Motion failed.***
- **ACTIVITY ROOM FLOOR, see Bd pkt: *Motion made to approve the replacement of the flooring in activity room. Motion carried. Harold Seligmann and Virgel Cain opposed.***

- X. ADJOURNMENT: *Motion made to adjourn meeting at 8:40 pm. Motion carried.***