

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JULY 11, 2006

MINUTES

5:30 - 6:00 pm

Architectural Committee discussed with Board the Appeals on Agenda

6:00 – 6:40 pm

APPEALS

- I. CALL TO ORDER: *Meeting called to order at 6:03 pm***
- II. VERIFICATION OF A QUORUM: *Quorum was met with the presence of Rick Nowell, Al Tobey, Virgel Cain and Harold Seligmann. Alan Witzer was absent from this meeting.***
- III. ARCHITECTURAL APPEALS**
 - + 6:00 pm (12/91), appealing disapproval of their Purple Plum tree. *Motion made to deny the appeal. Motion seconded and carried. Motion made to allow the gentleman 120 days to accommodate the Bulk Pick up for the removal of the tree. Motion seconded and carried.***
 - + 6:05 pm (43A/13), appealing disapproval of his two sheds in his backyard. *Homeowner made a formal request to postpone the appeal until the August 8th Board meeting so her husband could attend the appeal hearing. Board honored her request.***
 - + 6:10 pm (41/1), another homeowner is appealing the Architectural Committee's approval of the Brown Owl color on the Hatler's home. *Motion made to sustain the appeal and deny the retention of the Brown Owl paint color on the house. Motion seconded and carried. Harold Seligmann opposed the motion and Rick Nowell abstained.***
 - + 6:15 pm (41/79), another homeowner is appealing the Architectural Committee's approval of Mr. Taylor's shed that shows above the block wall. *Homeowner requested a two month continuance to lower the shed. Motion made to accept the homeowner's request for continuance for two months to see if the shed can be lowered. Motion seconded and carried. Architectural Committee liaison will follow up on the homeowner's request.***

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6:45 – 7:00 pm

- ✚ 6:20 pm (41/78), appealing disapproval of their Jacaranda tree. *Motion made to deny the appeal and allow 120 days to execute the removal of the tree. Motion seconded and carried.***
- ✚ 6:25 pm (12/103), appealing disapproval of the Jacaranda tree. *Motion made to deny the request to keep the Jacaranda tree. Motion seconded and carried.***
- ✚ 6:30 pm (15/103), appealing disapproval of play set. Homeowner requested a two month waiting period to apply to Architectural Committee for a wall extension. *Motion made to accept the request for a 60 day extension. Motion seconded and carried.***
- ✚ COMPLIANCE APPEALS**
- ✚ 6:35 pm (6/241) Rob & Christy Infantino, appealing \$50 monetary penalty received on commercial vehicle. *Motion made to deny the appeal. Motion seconded and carried.***
- ✚ 6:40 pm (43A/62) Seth Kist, appealing \$50 monetary penalty for storing boat behind double gate: *Motion made to deny the appeal. Motion seconded and carried.***

IV. ADJOURNMENT: *Meeting adjourned at 7:00 pm.*

6:45 – 7:00 pm

HOMEOWNER QUESTION AND ANSWER PERIOD

Items discussed were an Estate Sale and our Tax-Exempt Status

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7:00 pm GENERAL MEETING

*Board President introduced and welcomed the new Board Members,
Virgel Cain and Harold Seligmann*

- I. **CALL TO ORDER:** *Meeting called to order at 7:21 pm.*

- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Al Tobey, Virgel Cain and Harold Seligmann. Alan Witzer was absent from this meeting.*

- III. **APPROVAL and ACCEPTANCE OF THE JUNE 13, 2006 BOARD MEETING MINUTES,** *see Bd pkt: Motion made to accept the minutes of the June 13, 2006 Board meeting as written. Motion seconded and carried.*

- IV. **FINANCIAL REPORT,** *see Bd pkt: We have \$1,293,000 in cash; included in that figure is \$511,000 in the Copper Star money market. \$250,000 went into Parkway Bank as an investment. There are two CD's at AmTrust Bank totaling \$100,000 plus interest (rolled over at 5.50%). There is \$640,000 in Reserves, and Member Equity of \$2,091,000. We collected \$5,300 in building income and spent \$6,700 in expenses. YTD bottom line is \$278,000 vs. a budget of \$117,000. We are down on resale fees, under in landscaping, over in trash removal and water is running ahead of the budget. Our Reserve Study will be updated this summer.*
 - **AMTRUST BANK, CD ACCOUNT, Community Manager to discuss:** *Need letter from the President to give to AmTrust and we will have a rate of 5.50% investment rate with no penalty.*

- V. **COMMITTEE REPORTS**
 - ✚ **ARCHITECTURAL COMMITTEE:** *Committee still tweaking some guidelines and they will be presented to the Board for approval. Committee is down one member and they need two alternates. Suggestion was made from the Board to call a former member of the committee to see if he is interested in serving on this committee.*

 - ✚ **CLEAN UP COMMITTEE:** *Next clean up is scheduled for September 9th @ 7:00 am.*

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✚ **EVENT COMMITTEE:** *38 people attended the Hawaiian Luau event. Motion made to approve the budget of \$3,000 for the Santa Party. Motion seconded. Motion amended to include the approval of \$250 for the Holiday Décor contest. Motion seconded and carried.*

✚ **SOCIAL COMMITTEE:** *No representative present.*

VI. COMMUNITY MANAGER'S REPORT: *Manager discussed the up coming Fight Back meeting on July 13, new truck was purchased for Association business, new rental policy will be in the September Tatum Talk, Tatum Ranch wash clean up is progressing, Parks and Recreation called about four parks being built within a five mile radius, sprinkler timers and brass valves are in need of replacement, wall painting continues, the Association Office was painted a darker color than was planned, bird stop home discussed and the Coke machine will be sold/given away.*

Board requested a map of the walls that will be painted in 2006 as well as showing future walls to be painted.

VII. UNFINISHED BUSINESS

✚ **RENTAL RESOLUTION PROCESS, see Bd pkt:** *Community Manager to contact City on specific zoning classifications and clarification. Need official items/documentation on City letter head.*

✚ **RENTAL POLICY, JULY TATUM TALK INSERT, see Bd Pkt:** *Pull article scheduled for July Tatum Talk and move to the September 06 publication.*

VIII. NEW BUSINESS

✚ **ANNUAL MEETING DATE NEEDS TO BE SET:** *Annual Meeting date set for December 2, 2006. Return postage for the Annual Meeting Ballots will be prepaid by Association. Cancel the September 16, 2006 Town Hall Meeting and move it to November 4, 2006; to be held in conjunction with the "Meet the Candidates" meeting.*

✚ **TATUM EAST/WEST MEETING SET FOR AUGUST 24TH @ 7:00pm**
This meeting will be held at the Community Center. On article on this topic will be written for the July Tatum Talk.

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✚ COST OF GRANULATED GRANITE FOR MEDIUM ISLANDS ON T.R., see Bd pkt: *To move forward with this project; it would need Architectural Committee approval. We need the bid by square foot and depth. Defer to August 8, 2006 Board meeting.*

IX. ADJOURNMENT: *Motion made to adjourn meeting at 8:55 pm. Motion seconded and carried.*

Approved By: _____ Date: _____
Board President

Approved By: _____ Date: _____
Board Secretary