

**TATUM RANCH
BOARD OF DIRECTORS MEETING
JULY 16, 2008**

MINUTES

5:30 – 5:45 pm

Board met with Architectural Committee regarding Architectural Appeal

5:45 – 7:00 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:47 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann and Al Tobey.*
- III. **ARCHITECTURAL APPEAL**
 - **5:45 pm: (Commercial/Someone's House), homeowner appealing length of time banner has been displayed: *Motion made that the appeal be denied. Motion carried. Banner needs to come down on or before August 8, 2008.***
- IV. **COMPLIANCE APPEALS: decisions were made in the July 16, 2008 Board Executive Session. Disposition of appeals are on the Executive Session minutes.**
 - **5:50 pm: (10/54) Charles Duley, appealing \$200 monetary for his wall that needs repainting**
 - **5:55 pm: (12/51) Erin & Kim Ethier, appealing \$150 monetary penalty for landscape maintenance**
 - **6:00 pm: 32B/71) Tammy Sprague, appealing monetary penalty for placing canvas on fence without prior Architectural Committee approval**
 - **6:05 pm: (11/48) Kim Caldarazzo, appealing \$50 monetary penalty for landscape maintenance**
 - **6:10 pm: (14/40) Sidney Diamondstein (tabled from June Bd Mtg) appealing \$150 monetary penalty for building repair/driveway stain**
 - **6:15 pm: (14/40) Sidney Diamondstein (tabled from June Bd Mtg) appealing \$100 monetary penalty for building repair/chimney**

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APPEALS CONTINUED

- 6:20 pm: (32B/30) Mark Westwick, appealing \$50 monetary penalty for landscape maintenance
 - 6:25 pm: (43B/24) Stephanie Hohn, appealing \$50 monetary penalty for landscape maintenance
 - 6:30 pm (12/18) John Hrcncir, appealing \$50 monetary penalty for a commercial vehicle
 - 6:35 pm (11/78) Frank Nadeau, appealing \$50 for street parking
 - 6:40 pm (9A/54) Matthew & Ryan Hayes, appealing \$50 monetary penalty for landscape maintenance
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:41 pm. Motion carried.*

7:00 pm

Homeowner Question and Answer Period

Items discussed were: homeowner violation letter, request that we cover common area with granite, neighborhood Block Watch, foreclosures and the Association Investments

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**7:45 PM
GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 8:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann and Al Tobey.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**
Motion made to adopt tonight's proposed agenda. Motion carried.
- IV. **APPROVAL AND ACCEPTANCE OF THE JUNE 18, 2008 BOARD MEETING MINUTES,** see Bd pkt: *Motion made to approve the minutes as submitted. Motion carried.*
- V. **FINANCIAL REPORT,** see Bd pkt: *As of June 30, 2008, there will be two CD's (totaling just over \$500,000) maturing in August. The Operating Accounts (checking/savings) totaled \$475,000. Investments totaled \$1,375,000. Liquid assets totaled \$1,850,000. Profit is running \$36,000 (vs.) a budget of \$32,000. For investment purposes the Board will only invest in four/five star rated banks. The Board is comfortable with the Community Manager placing CD's where he can get the best return as long as he stays with a four/five star bank.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE, Motion & Vote on Mary Anderson becoming an Architectural Committee Member,** see Bd pkt
Motion made to approve Mary Anderson as a full time Architectural Committee Member. Motion carried.
 - **CLEAN UP COMMITTEE,** next clean up is Sept. 13th @ 7:00 am
 - **EVENT COMMITTEE:** *No representative present*
 - **SOCIAL COMMITTEE:** *On summer hiatus but some groups are active.*

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VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt

Items discussed were; Toll Brothers exploring option on the T.R./Toll Brothers culvert, Tuscan Village requesting to move one of their monuments, annual lifting and thinning of the tree canopies has started, stucco repair on community building has been completed, Sonoran Vista gate problems, twenty-seven mailbox kiosks are being painted by Reed Painting, still working on Parcel 5 light poles, Community Manager working on delinquency collections, Community Manager waived a \$50 monetary penalty and Community Manager preparing information for Reserve Study.

VIII. UNFINISHED BUSINESS

- **LOGIA RENOVATION:** *Community Manager to send loggia renovation out for re-bid. Staff instructed to get bid on improvements to the patio.*
- **UPDATE ON "GARAGE TOWN":** *Project going to City Planning Commission on August 13, 2008 @ 6:00 pm.*

IX. NEW BUSINESS

- **ASSOCIATION DELINQUENCY OPTIONS:**

Motion made that the Community Manager be empowered to collect arrearages up to and including threat of foreclosures. Motion withdrawn.

Motion made to authorize the Community Manager to file complaints against homeowners with arrearages above \$1,000 and in compliance with Arizona Revised Statutes for such enforcement. Motion carried.

- **ANNUAL MEETING DATE:** *Motion made to set December 6, 2008 for the Annual Meeting date. Motion carried.*

X. ADJOURNMENT: Motion made to adjourn meeting at 9:27 pm. Motion carried.