

TATUM RANCH  
BOARD OF DIRECTORS MEETING

JUNE 17, 2009

6:00 PM

HOMEOWNER QUESTION AND ANSWER PERIOD

*Items discussed were Anti Harassment and Threatening Behavior Policy, a homeowner requesting tree (s) on the S.E. corner of Dixileta and Desert Willow East and solicitation on Tatum Ranch*

GENERAL MEETING MINUTES

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

- I. **CALL TO ORDER:** *Meeting called to order at 6:25 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a 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 Agenda as amended. Motion carried. Add artwork to the Agenda under unfinished business after patio furniture.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MAY 20, 2009 BOARD MEETING MINUTES:** *Motion made to approve the minutes as presented. Motion carried.*
- V. **FINANCIAL REPORT, see Bd pkt:** *There is 3.5 Million in Total Assets. There was a decrease in value mainly in cash of \$60,000 (month over month). Nothing unusual this month regarding expenses. Nationwide Bank CD matures on 07/29/09 and is currently at 3.90%.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE:** *Board requested the Community Manager to ask someone from the Architectural Committee to attend the Board Meetings to give a monthly Committee Report.*  
  
*Community Manager to conduct a study on Architectural applications where no fines were assessed on those who received approval after the fact.*

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- **CLEAN UP COMMITTEE, next clean up set for July 11<sup>th</sup> @ 7:00 am**  
*The July 11<sup>th</sup> clean up was cancelled. Community Manager, Rick Nowell stated that he wishes to “pull the plug” on the Clean Up Committee due to lack of community involvement in this Committee.*
- **SOCIAL COMMITTEE:** *Activities on Summer hiatus with only some groups playing over the Summer months. Committee Chairperson commented on how much they are enjoying the new activity room and are happy with the room set-up.*

**VII. COMMUNITY MANAGER’S REPORT, see front of Bd pkt:** *Items discussed were; floor covering for community room, met with Police Officers on security for the building, automation of front gate requires a City Variance, six liens and five small claims complaints filed in May 09, damaged slide at mini park to be replaced and vandals were caught and have paid restitution, tree canopy will begin first week of July, twenty-eight mail kiosks have been painted (\$1950) and all kiosks now painted on a 3-year cycle, four mailboxes have been replaced YTD, two Block Watch signs were placed in Parcel 10 and one in Parcel 11, eight trees were trimmed under the power lines to meet WAPA requirements and WAPA also removed a Palo Verde tree and a fatal accident at Tatum & Dixileta damaged block wall and landscaping.*

*Board instructed Community Manager to file a Police Report regarding the tree damage in a wash behind a homeowner’s home. The Police will conduct an investigation.*

**VIII. UNFINISHED BUSINESS**

- **UPDATE ON PATIO SHADE STRUCTURE; discussion by Community Manager:** *Motion made to approve Community Manager to proceed with the sail shades as long as the amended price does not exceed \$15,000. Motion carried. Harold Seligmann opposed. Community Manager to email Board the “look” of the sail shades and posts.*
- **UPDATE ON PATIO FURNITURE CONFIGURATION, see Bd pkt:** *Motion made to approve the plan presented for the patio furniture with the stipulation that the Vendor, Paddy-O-Furniture, agrees that they will not deliver until we give them a thirty day notice for delivery within six months and that they waive the shipping and delivery charge. Motion carried.*

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- **ACTIVITY ROOM ARTWORK:** *Board selected option number two for art work for the activity room walls.*
- **UPDATE ON GATE OPERATORS FOR COMMUNITY BUILDING CATTLE GATES:** *After the Community Manager's research this was found not to be a viable option.*

**IX. NEW BUSINESS**

- **PAINTING OF THE SONORAN VISTA PONY WALLS, see Bd pkt:** *Community Manager to notify Sonoran Vista residents, by letter, of the impending painting of the pony walls. The letter will state for the residents to contact painter Harold Reed if they would like him to paint their side of the wall.*
- **2009 ANNUAL MEETING TIMELINE, see Bd pkt:** *The timeline met the Boards approval.*

**X. ADJOURNMENT:** *Motion made to adjourn meeting at 7:54 pm. Motion carried.*