

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**JUNE 16, 2010**

**MINUTES**

**7:00 pm**

- I. **CALL TO ORDER:** *Meeting called to order at 7:01 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Sean Bodkin, Jay Bieber, Brian Rugg and Catherine Klein.*
- III. **ARCHITECTURAL APPEAL**  
  
**7:00 pm (19/33) appealing the disapproval of her Indian Laurel tree.**  
*Motion made to deny the appeal and uphold the Architectural Committee's decision based on the research by the landscaper and the Community Manager verifying the plants that she compared hers to are in fact on the plant list and hers are not. Motion carried.*
- IV. **COMPLIANCE APPEAL**  
  
**7:05 pm (28/79) appealing \$50 monetary penalty for unapproved Palm trees.**  
*Motion made to deny their appeal. They have received plenty of opportunity and plenty of warnings. Brian Rugg and Catherine Klein abstained.*
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 7:05 pm. Motion carried.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**  
*(Directly followed the Appeals)*

*Discussion on the "Opening Announcement" handout.*

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**JUNE 16, 2010**

**GENERAL MEETING  
(Directly followed the Homeowner Question and Answer  
Period)**

**MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 7:11 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Sean Bodkin, Jay Bieber, Brian Rugg and Catherine Klein.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**  
*Motion made to approve Agenda as written. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MAY 19, 2010 BOARD MEETING:** *Motion made to approve the May 19, 2010 Board Meeting Minutes as written. Motion carried.*
- V. **FINANCIAL REPORT (see Bd pkt):** *Total Operating Cash was a little over \$273,000. Total Savings and Investment are a little over \$1,700,000. Assets as far as the community building, furniture, fixtures, equipment and some depreciation is \$1,400,000 and change and our Total Assets are about \$3,400,000. Our Reserves are a little over \$946,000 and Total Reserves and Equity are \$3,455,358.89. Two checks were questioned that were made payable to our process server.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE:** *Continuing to have meetings with four permanent members and two alternates (if needed). Committee requested that staff hold off on the mailing of the new "Guidelines for Community Living" until the Board could approve a recommended Monetary Penalties Policy.*
  - **SOCIAL COMMITTEE:** *Some groups will continue to play throughout the Summer months.*

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**GENERAL MEETING**

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• **ELECTION PROCEDURE COMMITTEE:**

*Committee Members, Al Conway and Virgil Cain spoke on criteria for the Election Procedure Process. **Motion made** that the Board (the Association) send out RFP's to three companies that were solicited in this process, design an RFP, send it out, give a specific deadline to be determined and get those results back, have that presented to the Board and then make a decision based on those results as well as getting firm costs to our current process on whether it makes sense to outsource or not. Motion carried. Brian Rugg voted no. As to the criteria, Sean Bodkin to work on draft of the letter and get it to Harold Seligmann and they will work on it together. Harold will go back to the Committee to establish criteria and send it to Sean. This item will be deferred pending the result of the request.*

- VII. COMMUNITY MANAGER'S REPORT (see front of Bd pkt)** *Items discussed were; All Tatum Ranch funds at Copper Star Bank are insured, struggling to find a three star bank or better to rollover our CD (s) (see motion below), Community Room users have been adjusting thermostats and leaving lights and fans on, 97condo units have sold, extensive graffiti and vandalism has been reported, Summer landscaping crew includes six laborers, washes and basins to be completed by end of month, fertilization system installed at the office, tree service begins in July, drive-by shooting was reported to the office, numerous political signs have been addressed, Zoning Adjustment hearing for library signage is scheduled for June 24, 2010, masonry repair at several Ranch locations with extensive work done on view fencing, Addressing the painting of mail kiosks, Community Manager met with the General Manager at the Golf Club and toured the perimeter lots and discussed maintenance issue involved with the walls/fences, four reserved parking signs in the administration car port have been stolen and the administration perimeter pony walls have been painted Brown Owl.*

**Certificate of Deposit rollovers:** ***Motion made** to authorize the Community Manager to put the money in an interest bearing savings account at an institution that meets our current investment criteria until he can get with Brian (Board Treasurer) and they can agree on a longer term investment for that money. Motion*

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**GENERAL MEETING MINUTES**

*Consensus of the Board was to proceed with the Board Meeting past 9:00 pm.*

**VIII. UNFINISHED BUSINESS**

- **MEMBER USE OF COMMUNITY ROOM:** *Motion made to adopt the proposed Tatum Ranch Community Room Use Proposal as amended. Sean Bodkin and Catherine Klein abstained. Amended items were; No commercial use for free, 3 month advance book out is the maximum unless they are willing to pay. Security deposits will be cashed.*

**The Office Manager and the Resale Specialist will not be responsible for any damage not noted on a walk thru at the end of the free use of the room(s).**

**Harold Seligmann to write a *Tatum Talk* article regarding the free use of the community rooms.**

- **HOMEOWNERS CUTTING TATUM RANCH TREES, deferred from the May Board Meeting (see Bd pkt):** *Community Manager to write an article for the *Tatum Talk* addressing this issue and the article should be in every *Tatum Talk* going forward. Board will handle these situations on a case-by-case basis. Board requested they review a current letter sent to a homeowner in this particular situation. This item will be addressed at the July Board Meeting.*

**IX. NEW BUSINESS: NONE**

- X. ADJOURNMENT:** *Motion made to adjourn meeting at 9:41 pm. Motion carried.*

