

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JUNE 13, 2006

MINUTES

5:40 – 5:55 pm

Architectural Committee discussed with Board of Directors the Appeals on agenda

5:55 – 6:30 pm

APPEALS

- I. CALL TO ORDER:** *Meeting called to order at 6:04 pm.*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Kathy Kulinski, Alan Witzer and Al Tobey.*
- III. ARCHITECTURAL APPEALS:**
- + 5:55 pm (13/25) appealing disapproval of Chaste tree.** *Motion made to disapprove the appeal. Motion seconded and carried.*
 - + 6:00 pm (11/38) appealing the approved raising of his neighbors wall.** *Motion made to deny the appeal to rescind the approval. Motion seconded and carried.*
 - + 6:05 pm (32A/129) appealing \$100 fine on installation of a security door without prior Architectural Committee approval.** *Motion made to reduce the fine to \$50.00. Motion seconded and carried. Al Tobey opposed.*
 - + 6:10 pm (32B/87) appealing disapproval of Queen Palms:** *Motion made to uphold the denial. Motion seconded and carried.*
 - + 6:15 pm (24B/76) appealing \$100 fine on installation of a sidewalk without prior Architectural Committee approval.** *Motion made to uphold the appeal and that the fine be overturned. Motion seconded and carried.*
- IV. COMPLIANCE APPEALS**
- + 6:20 pm 32A/037, appealing \$150 monetary penalty for parking on the street:** *Motion made to deny the appeal. Motion seconded and carried.*
- V. ADJOURNMENT:** *Meeting adjourned at 6:32 pm.*

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6:30 – 7:00 pm

HOMEOWNER QUESTION AND ANSWER PERIOD

*Items discussed were the Tatum Sun Times newspaper and requests
for no dog park on Tatum Ranch*

- I. CALL TO ORDER:** *Meeting called to order at 7:03 pm*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Kathy Kulinski, Alan Witzer and Al Tobey*
- III. APPROVAL AND ACCEPTANCE OF THE MAY 9, 2006 BOARD MEETING MINUTES:** *Motion made to approve the minutes as amended. Motion seconded and carried. Minutes amended on page 4, under the topic of Azure Creek Apartments; statement “motion seconded and carried” needs to be added.*
- IV. FINANCIAL REPORT:** *Motion made to rescind the motion where the Board authorizes the Treasurer to move monies from every CD that matures into the Association’s operating account for further investment. Motion seconded and carried.*

Net profit YTD actual is \$217,000 as opposed to the plan of \$78,000. There is a large shortfall in Resale fees. Common wash area and basin maintenance are under budget by about \$18,000. Water is the only utility that is higher than planned. Legal is running way behind at \$13,500, Salaries still behind. We’ve spent \$4,400 on building and repair (vs.) a budget of \$33,500. Office equipment; we’ve spent \$5,000 and budgeted \$10,000. We are \$138,000 ahead of Profit Plan. With interest rates rising; we will probably open another CD for \$250,000 next month. Board requested Community Manager to check on the number of dumpsters we are being billed for on the monthly billings.

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V. COMMITTEE REPORTS

- ARCHITECTURAL COMMITTEE:** *Committee is still short one member and two alternate members. Chairman will write an article for the July Tatum Talk seeking homeowners who have an interest in serving on this committee.*
- EVENT COMMITTEE:** *No representative present*
- GOVERNMENT COMMITTEE; discussion on replacement for committee chairperson:** *Motion made to disband the Government Committee. Motion seconded and carried. Community Manager to keep on top of Government issues.*
- RENTAL RESOLUTION COMMITTEE:** *Committee met with Community Manager to discuss enforcement mechanism. Reference the CC&R's in literature sent to the homeowner's. Put notice in the July Tatum Talk and in the Annual Meeting packet. Motion made to accept the Rental Resolution as completed. Motion seconded and carried.*
- CLEAN UP COMMITTEE; next clean up scheduled for July 8, 2006 @ 7:00 am**
- SOCIAL COMMITTEE:** *No Representative present*

- VI. COMMUNITY MANAGER'S REPORT:** *Items reviewed were: Sonoran Parkway final plan was sent to Village Planning and Phoenix City Council, next Fight Back Meeting is July 13th @ Desert Broom Library. City working on cleaning washes under the roads, CD's purchased for Association investments. City Park being built adjacent to the Desert Broom library and construction to start shortly, two sprinkler timers were replaced, bids for wall painting and painting of the administration building are in, Azure Creek documents are being recorded and a signed copy will be sent to us, Community Manager to draft a policy for enforcement letters on new law SB 1007 that impacts community associations. Tatum East/West meeting tentative for August 17th @ 7:00 pm at the Community Center. An alternate date is August 24th.*

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VII. UNFINISHED BUSINESS

✚ **UPDATE ON FEASIBILITY OF SKATE PARKS @ DYNAMITE PARK, 40TH STREET PARK OR THE LIBRARY:** *Community Manager working on this project. There is a possibility of a committee being formed to discuss this project.*

✚ **BOARD MEMBER REPLACEMENT:** *Board member, Kathy Kulinski tendered her resignation to the Board. **Motion made** that Virgel Cain be solicited as a member of the Board. Motion seconded and carried.*

***Motion made** that Harold Seligmann be considered and tendered an invitation to join the Board of Directors. Motion seconded. Motion withdrawn.*

***Motion made** to elect Harold Seligmann to the Board of Directors if he is willing to sit on the Board. Motion seconded and carried.*

✚ **ADDITIONAL TRUCK FOR ASSOCIATION, see Bd pkt for cost:** ***Motion made** to authorize Community Manager to buy a Toyota truck. Motion seconded and carried. Request made to look into tinted windows for the vehicle.*

✚ **INDEPENDENT CONTRACT AGREEMENT, see Bd pkt, Community Manager to discuss:** *Changes (typos, etc. & add legal to work in this Country) to document discussed; Manager to make changes and send to the Board President for review.*

✚ **COMMUNITY WALL REPAIR AND PAINTING BIDS, see Bd pkt:** ***Motion made** to give the building painting contract to Certa Pro and the wall painting contract to Reed Painting. Motion seconded and carried.*

✚ **ASSOCIATION OFFICE PAINT BIDS, see Bd pkt:** *See above motion on community walls.*

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- ✚ **PIGEON SPIKES, see Bd pkt for homeowner's letter:**
Motion made that we notify the homeowner to remove the pigeon spikes. Motion seconded and carried. Community Manager to write the letter.

VIII. NEW BUSINESS

- ✚ **DONATION TO THE DESERT WILLOW ELEMENTARY SCHOOL, see Bd pkt:** *Board suggested an article be written for the July Tatum Talk and inform the homeowners of the school's "wish list" needs.*
- ✚ **DONATION OF COMMUNITY ROOM FOR PHOENIX CHILDREN'S HOSPITAL BENEFIT.** *Regretfully no.*

- IX. ADJOURNMENT:** *Motion made to adjourn meeting at 9:02. Motion seconded and carried.*

Approved By: _____ Date _____
Board President

Approved By: _____ Date _____
Board Secretary