

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JUNE 20, 2007

MINUTES

5:30 – 5:45 pm

**Board met with Architectural Committee regarding
Architectural Appeals**

5:45 – 6:00 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:55 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEALS**
 - **5:45 pm (31A/198) Appealing disapproval of plant (Sago Palm) not on plant list.** *Motion made to uphold the Architectural Committee decision and deny the appeal. Motion seconded and carried. Al Tobey opposed.*
 - **5:50 pm (12/180) Appealing disapproval of Purple Plum tree:** *Motion made to deny the appeal because it is not on the approved Tatum Ranch plant list. Motion failed. Motion made that adding the Purple Plum tree be remanded to the Architectural Committee for further consideration. Motion failed. Motion made to deny the appeal and have Tatum Ranch pay for the cost of the removal of the tree. Motion seconded. Motion failed. Motion made that the appeal be returned to the Architectural Committee for consideration of application of Article XI, Section IV. Motion seconded and carried. Alan Witzer opposed.*
 - **5:55 pm (15/46) Appealing disapproval of new paint color for garage door:** *Motion made that this denial be upheld and request that the homeowner tell us exactly what they want to do. Motion seconded and carried.*

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JUNE 20, 2007

MINUTES

- **6:00 pm (40/144) Appealing disapproval of trellises:** *Motion made to permit the trellises with the assumption that the homeowners will paint the trellises to match the wall. Motion seconded. Motion withdrawn. **Motion made** to remand this to the Architectural Committee to make sure that all the arguments that have been made on this subject are considered. No second. **Motion made** that this appeal be denied as presented. Motion seconded and carried. Homeowner to re-submit to Architectural Committee.*

- IV. ADJOURNMENT:** *Motion made to adjourn meeting @ 7:10 pm. Motion seconded and carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Topics discussed were; if assessments are lowered again, we should advertise that fact to press, realtors, etc. Initiative on Cave Creek to have their own 85331 zip code

**6:30 pm
GENERAL MEETING**

- I. CALL TO ORDER:** *Meeting called to order at 7:17 pm.*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligman, Alan Witzer and Al Tobey.*
- III. APPROVAL AND ACCEPTANCE OF THE MAY 16, 2007 BOARD MEETING MINUTES:** *Motion made to accept the May 16, 2007 minutes as submitted. Motion seconded and carried.*
- IV. FINANCIAL REPORT:** *Ending May 31, 2007 there was \$1,671,000 in Liquid Assets, \$160,000 in the Operating accounts and investments of \$1,510,000. The Corus Bank CD rolled over at 5.37% and two more CD's will roll over in August. The P&L YTD shows a net profit of \$167,000 verses a budget of \$110,000.*

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JUNE 20, 2007

MINUTES

V. COMMITTEE REPORTS

- **ARCHITECTURAL COMMITTEE, update new proposed guideline (see Bd pkt):** *Motion made to accept as written. Motion seconded. Motion failed. Motion made to accept the Architectural Committee's suggestion with the change of removing the semi colon after the word color and inserting the word or. Motion seconded and carried. Alan Witzer abstained.*
- **CLEAN UP COMMITTEE, next clean up scheduled for July 14th @ 7:00 am:** *Desert Schools Credit Union has volunteered to help out with the clean up. This was an unsolicited request.*
- **EVENT COMMITTEE:** *No representative present.*
- **SOCIAL COMMITTEE:** *No representative present.*

VI. COMMUNITY MANAGER'S REPORT: *Items discussed were potential stores at Fry's development (Italian restaurant, Baskin's Robbins, a nail salon and maybe a Good Egg), Montevista Development installing sewer lines, restoration of center strip landscaping at Tatum Blvd. & Dynamite is complete, re-landscaping of the monument at Tatum Blvd. & Cave Creek will be put on hold until Fall, TRCA monument at Juana Ct. will be repaired and painted, landscape re-vegetation continuing, proposal received for next phase of the 2007 wall painting and Sonoran Vista front entry gate was hit by contractor doing work for a S.V. homeowner; trying to recover costs from the homeowner.*

VII. UNFINISHED BUSINESS

- **UPDATE ON ELECTED OFFICE CRITERIA, see Bd pkt:** *Motion made that the presentation be approved as submitted. Motion seconded and carried.*
- **ANNUAL MEETING TIMELINE, see Bd pkt:** *This timeline works for the Board. Community Manager & Office Manager to check on catering for the Annual Meeting.*

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JUNE 20, 2007

MINUTES

- **SELECTION FOR NEW CPA FOR ASSOCIATION, see Bd pkt**
Motion made to accept the recommendation of Olson & Hatcher as the new accountants and do whatever we have to do to get this up to speed. Motion seconded and carried.

- **CDARS FINANCIAL PROGRAM, see Bd pkt: Board recommended**
doing nothing at this time. This is for informational purposes only.

Motion made to have the Community Manager deal with the two maturing CD's, one from AmTrust and one from Parkway Bank, coming due in early August and place them at the highest rate at a good quality bank (four /five star). \$250,000 per deposit. Motion seconded and carried.

- **PAINTING OF STREET FACING COMMUNITY WALLS, carryover from May Bd mtg: Board requested that the Architectural Committee look into the painting criteria for the street facing walls.**

VIII. NEW BUSINESS

- **CRIME STATISTICS FOR TATUM RANCH AREA, see Bd pkt:**
Community Manager to contact Peggy Neely's office to make her aware of the crime statistics in Tatum Ranch and request more police presence.

- **2007 ASSOCIATION SURVEY, see Bd pkt for last survey mailed to homeowners: Community Manager, staff and Board Member, Al Tobey, to draw up questions for the survey. Board to review survey no later than the August 15, 2007 Board Meeting. Survey to be mailed with the Annual Meeting packet.**

- **RESALE DISCLOSURE STATEMENT FEES, see Bd pkt: Motion made to change Resale Rush Fee from \$85 to \$200 with an effective date of July 1, 2007. Motion seconded and carried.**

- **REPLACEMENT OF 5TH BOARD MEMBER: Always looking for a likely candidate.**

-

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JUNE 20, 2007

MINUTES

- **COMMUNITY WALL PAINTING BID, see Bd pkt:** *Motion made to approve the contract. Motion seconded and carried. Community Manager to ask contractor for rough number cost by foot for view fences and block wall.*
 - **COMMUNITY ROOM FLOORING:** *Staff to investigate as whole package to include drapes, painting, etc. Community Manager to report back to Board.*
- IX. ADJOURNMENT:** *Motion made to adjourn meeting at 9:25 pm. Motion seconded and carried.*