

**TATUM RANCH
BOARD OF DIRECTORS MEETING
JUNE 18, 2008**

MINUTES

5:45 – 6:30

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:47 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Virgel Cain, Harold Seligmann and Al Tobey.*
- III. **COMPLIANCE APPEALS**

5:45 pm: (32A/15) Maria Tapper, appealing \$100 monetary penalty for not painting her house: *Motion made to defer action until the November 2008 Board Meeting. Homeowner should submit an application to the Architectural Committee by October 2008 for her home to be painted. Virgel Cain voted no. Motion carried.*

5:50 pm: (9A/45) Loren Woods, appealing \$150 monetary penalty on landscape maintenance: *Motion made that this appeal be denied and the monetary penalty stand. Motion carried.*

5:55 pm: (9A/45) Loren Woods, appealing \$100 monetary penalty on not supplying the office with a rental form: *Motion made that the \$100 monetary penalty be waived. Motion carried. Virgel Cain voted no.*

6:00 pm: (24B/29) Brian Hammond, appealing \$50 monetary penalty for street parking: *Motion made that the appeal be denied. Motion carried.*

6:05 pm: (28/80) Ron Pannuzzo, appealing \$50 monetary penalty on landscape maintenance: *Motion made that the appeal be granted. Motion withdrawn. Motion made to postpone this appeal until the July 2008 Board Meeting based upon another observation from staff and Board (color picture). Motion carried.*

6:10 pm: (12/06) Keith Merrill, appealing \$100 monetary penalty on landscape maintenance (tabled at May 08 Bd mtg): *Motion made that the appeal be upheld. Motion carried. Monetary penalty waived. Virgel Cain voted no.*

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6:15 pm: (14/40) Sidney Diamondstein, appealing \$100 monetary penalty on building repair: *Motion made to table this appeal until the July 2008 Board Meeting. Motion carried. Board and Staff to review that homeowner is in compliance.*

6:20 pm: (14/40) Sidney Diamondstein, appealing \$150 monetary on building repair/driveway stain: *Motion made to table this appeal until the July 2008 Board Meeting. Motion carried. Board and Staff to review that homeowner is in compliance.*

6:25 pm: (32A/20) John Stacy, appealing \$150 monetary penalty for street parking: *Motion made that the appeal be denied. Motion carried. Monetary penalty stands.*

- IV. ADJOURNMENT: *Motion made to adjourn meeting at 6:47 pm. Motion carried.***

6:45 PM

Homeowner Question and Answer Period

Items discussed; a homeowner request to extend an Association common area wall, a request to check the card room thermostat (it doesn't seem to be working properly) and a request for the requirements to join the Board/Architectural Committee

Board Member, Al Tobey and Community Manager will investigate the common area wall request

7:00 PM

GENERAL MEETING

- I. CALL TO ORDER: *Meeting called to order at 6:53 pm.***
- II. VERIFICATION OF A QUORUM: *Quorum was met with the presence of Virgel Cain, Harold Seligmann and Al Tobey.***
- III. APPROVAL OF VOTING TO ADOPT TONIGHT'S AGENDA: *Motion made to adopt the proposed agenda. Motion carried.***

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- IV. APPROVAL AND ACCEPTANCE OF THE MAY 21, 2008 BOARD MEETING MINUTES, see Bd pkt: *Motion made to approve the minutes as written. Motion carried.***
- V. FINANCIAL REPORT, see Bd pkt: *As of May 31st 2008 there was \$492,000 in the operating accounts (checking and savings). Investments totaled \$1,380,000 with a total of \$1,872,000 of cash on hand. As of the end of May there were 35 homes in Foreclosure and 28 Trustee Sales for a total of 63 homes. YTD profit came to \$78,000. Taxes were underestimated by \$9,000.***
- VI. COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE:** *The Committee is revising the Nuisance Policy and the revised Policy will be before the Board at the July 2008 Board Meeting. The Committee also reviewed the present Basketball Policy but made no changes to the policy at this time.*

Motion made to approve Brian Rugg as a permanent member of the Architectural Committee. Motion carried.
 - **CLEAN UP COMMITTEE:** *Next clean up scheduled for July 12th @ 7:00 am.*
 - **EVENT COMMITTEE:** *No representative present.*
 - **SOCIAL COMMITTEE:** *Rose Slater, Committee representative, requested money for individual committee requests. Board requested Rose supply a list of items with costs for the Community Manager to review. At the present time, space is still limited for storing items. Community Manager to update Board on specifics.*
- VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt: *In the absence of the Community Manager, the Board President gave the report: Items reported on were; Toll Brothers drainage tie in to a T.R. culvert, to date seven washes have been cleared and basins are in progress, large leak repaired at DWPE and Fernwood Ct., loggia renovation bid, zoning change for Garage Town (luxury storage condos), community wall painting, graffiti and vandalism throughout Tatum Ranch, pet nuisance policy is making progress and a Police report was filed on an accident at DWPE and Rancho Caliente.***

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VIII. UNFINISHED BUSINESS

- **REVIEW OF REVISED BID FOR LOGIA RENOVATION**, see Bd pkt: *Board requested hard numbers and breakdown of bids. Main purpose of the community room is for Social Committee use and community events. They have priority over a room rental.*

IX. NEW BUSINESS

- **COMPILED FINANCIAL STATEMENTS FOR YEAR ENDING DECEMBER 2007**, see Bd pkt: *The Board Treasurer found the compilation sufficient.*
- **FYI; PROPOSED GARAGE TOWN PROJECT**: *The Desert View Village Planning Committee will be reviewing this project at their July 1, 2008 meeting. This would be 101 luxury units for storing cars, boats etc. starting at \$180,000 each. Located at the Northeast corner of Lone Mountain and 40th street.*

- X. ADJOURNMENT**: *Motion made to adjourn meeting at 8:08 pm. Motion carried.*

