

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

MARCH 16, 2011

MINUTES

7:00 PM

APPEAL

- I. **CALL TO ORDER:** *Meeting called to order at 7:06 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was verified with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **ARCHITECTURAL APPEAL**
- **11/37, appealing Architectural Committee's disapproval on his roof tile color:** *Motion made pursuant to the Design Guidelines definitions, there is not an abrupt change from the example shown and I would recommend that the appeal be granted. Motion carried.*
- IV **ADJOURNMENT:** *Motion made to adjourn meeting at 7:39 pm. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Question regarding seating at the board table

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- I. **CALL TO ORDER:** *Meeting called to order at & 7:46 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:** ***Motion made to approve Proposed Agenda as written. Motion carried.***
- IV. **APPROVAL AND ACCEPTANCE OF THE JANUARY 19, 2011 BOARD MEETING MINUTES AND THE SPECIAL BOARD MEETING MINUTES OF FEBRUARY 10, 2011, see Bd pkt:** ***Motion made to approve the January 19, 2011 General Board Meeting minutes. Motion carried. Harold Seligmann abstained.***
- Motion made to approve the February 10, 2011 emergency meeting to authorize the purchase of a new vehicle based on the fact that the other vehicle was totaled. Motion carried.***
- V. **FINANCIAL REPORT, see Bd pkt:** *As of February 28, 2011 Total Operating cash was \$304,650, Wells Fargo account has \$250,500, Liquid Assets-Cash were \$555,148, Investments were \$1,723,211, Other Assets were \$1,395,213 with Total Assets at \$3,673,572. Restricted Reserves for the Master Association stood at \$1,024,308 and Parcel One Reserves were \$116,134. Total Reserve amount was \$1,190,443 (rounded figures were used to give this report).*
- VI. **COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE, review/motion and vote on Guideline #35/Signs, see Bd pkt:** ***Motion made to approve as the Architectural Committee has written it. Motion withdrawn. Motion made to defer this until the next meeting when an Architectural Committee member can tell us what changed or ask them for the guideline that shows bolding of the change(s). Motion carried.***
 - **SOCIAL COMMITTEE, Rose Slater to discuss a new group:** *Questions regarding groups made of Tatum Ranch residents and non-residents. Social Committee groups may be made up of residents and non-residents.*

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VII. COMMUNITY MANAGER'S REPORT, see Bd pkt: *Board reviewed report.*

VIII. UNFINISHED BUSINESS, NONE

IX. NEW BUSINESS

- **NEW SPRING PLANTING FOR TATUM RANCH**, see Bd pkt: *Motion made to approve the plantings for \$17,000 and change, going under the assumption that it is a planting in a different area. Motion carried. Harold Seligmann and Jay Bieber voted no.*
- **TWELVE (12) PROPOSED SENATE OR HOUSE BILLS THAT WILL AFFECT HOA RULES AND PROCEDURES**, see Bd pkt: *Board had brief discussion.*

X. ADJOURNMENT: Motion made to adjourn meeting at 8:26 pm. Motion carried.

