

TATUM RANCH
BOARD OF DIRECTORS MEETING

MARCH 21, 2007

MINUTES

5:45 – 6:00 pm

Board met with Architectural Committee on Appeals

6:00 – 6:30 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEALS**

6:00 pm (02/23), Appealing disapproval of his striped canopy top:
Motion made that the homeowner re-submit his amended design to the Architectural Committee for further review. Motion failed. Motion made that this appeal be disapproved. Motion seconded and carried.
- IV. **COMPLIANCE APPEALS**

6:05 pm (30/77) Appealing \$100 monetary penalty for trash can violation.
Motion made that this appeal be denied. Motion seconded and carried.
- V. **ADJOURNMENT:** *Motion made to adjourn at 6:21 pm. Motion seconded and carried.*

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6:30 – 7:00 pm

Homeowner Question and Answer period

Items discussed were: Tatum Ranch investment concerns, compliance on benches, green trim on a Tatum Ranch house and trampolines

7:00 pm

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 7:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **APPROVAL AND ACCEPTANCE OF THE FEBRUARY 21, 2007 BOARD MEETING MINUTES:** *Motion made to approve minutes as corrected. Motion seconded and carried. Under unfinished business change Board Member criteria to elected office criteria.*
- IV. **FINANCIAL REPORT:** *As of February 2007 we have roughly \$1,520,000 in Liquid Assets of which \$1,025,000 is in CD investments. This left us Operating Cash of approximately \$265,000. Our spending rate is about \$75,000 - \$100,000 per month. There were high legal bills of \$20,000 which left us \$18,000 over budget. Home sales are good at this time. Community Manager to contact Copper Star Bank to negotiate a better rate on our Money Market Account.*
- V. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE, update on four proposed guidelines:** *The March 12, 2007 meeting was cancelled for lack of quorum. The four guideline re-writes are still pending.*
 - **CLEAN UP COMMITTEE, next clean up is May 12th @ 7:00 am** *Last clean up cancelled for lack of participants. Community Manager to ask commercial businesses or the commercial landlords to assist in helping to keep the community clean.*

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- **EVENT COMMITTEE, budget for Back to School event and bio on magician, see Bd pkt: *Motion made to approve the budget of \$1,250 for the Back to School party. Motion seconded. Motion rescinded. Motion made to approve up to and not to exceed \$2,000 to include monies for promotion of the Back to School party. Motion seconded and carried.***
- **SOCIAL COMMITTEE: *No representative present.***

VI. COMMUNITY MANAGER'S REPORT, see front of Bd pkt: *34 Terra Vista condos have been sold; Trojan Horse will begin construction of models by mid-April; Fry's, McDonalds, and Wells Fargo are open, new Architectural Liaison has been hired; Green Street Project on the medians is on-going; two mail box structures have been constructed @ 48th Way & Windstone and 45th St. & Via Dona; received bids for new Sonoran Vista street signage, repair of street sign monuments, painting of bridges and railings, repaired sidewalk at 40th street and Cascalote; received bid for new "Desert Fairway" sign; working on landscape re-vegetation for Tatum Blvd. and Cave Creek Rd. monument and working on bids for heating/cooling system for administrative building.*

VII. UNFINISHED BUSINESS

- **ELECTED OFFICE CRITERIA: *First presentation presented to the Board. Needs more work and revisions will be presented to the Board at the April Board meeting.***
- **TOWN HALL MEETING UPDATE AND DISCUSSION: *Motion made to cancel all Town Hall meetings for lack of attendance and write an article for the next Tatum Talk to address these meetings. Motion seconded and carried. Alan Witzer will write the article.***

VIII. NEW BUSINESS

- **INVESTMENT POLICY, see Bd pkt: *Board reviewed policy. No action at this time.***

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IX. NEW BUSINESS

- **\$250,000 CD AT COUNTRYWIDE MATURES ON APRIL 13, 2007:** *Treasurer will be out of town when August CD's mature. Community Manager and Accountant will make sure the CD maturity dates are addressed.*
- **POLICY RESOLUTION REGARDING LIENS, see Bd pkt: Motion made to approve the Lien Policy Resolution with amendments and have President and Secretary sign off when modified. Motion seconded and carried. Change wording from "release and negotiate" to "file and release."**
- **2005 YEAR END FINANCIALS, see front of Bd pkt: Discussed by Board.**
- **LANDSCAPING MAINTENANCE YARD, see Bd pkt: Request for the Community Manager to do more research, get the property surveyed and get three bids for a partial and full enclosure. Ask AWDL if they would assist us with the cost of adding a wider opening to the gate area and on the expense of the wall.**
- **REQUEST FOR EXTENSION AND CLOSURE OF CIMMARON, see Bd pkt: Board requested the homeowner poll the residents in her surrounding area and ask four questions (1) leave it the way it is (2) construct a short wall (3) construct a view fence (4) construct a solid block wall. Send poll to the office and this will be discussed at the April board meeting. This item was discussed after the quorum was announced.**

- X. ADJOURNMENT: Motion made to adjourn meeting at 9:07 pm. Motion seconded and carried.**