

**TATUM RANCH  
BOARD OF DIRECTORS MEETING  
MARCH 19, 2008**

**MINUTES**

**5:30 – 5:45 pm**

*Board met with Architectural Committee regarding Architectural appeal*

**APPEALS**

**5:45 – 6:00 pm**

- I. **CALL TO ORDER:** *Meeting called to order at 6:10 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEALS**

**5:45 pm: (13/69) appealing disapproval of a trellis:** *Motion made to deny the appeal and uphold the Architectural Committee's decision based on what we see before us. Motion carried. Options are to reapply to the Architectural Committee if they want to leave the structure up or cut it down and no approval is necessary.*
- IV. **COMPLIANCE APPEALS**

**5:50 pm: (11/108) appealing \$50 monetary penalty on their out of compliance wall.** *Motion made that if the inspection proves that the work has been done properly that the monetary penalty be waived. Motion carried.*

**5:55 pm (12/47) appealing \$100 monetary penalty for trash can violation.** *Motion made that the appeal be denied. Motion carried.*

**6:00 pm (9A/69) appealing \$50 monetary penalty for out of compliance trellis.** *Motion made providing this trellis disappears in seven days or the homeowner applies to the Architectural Committee for approval that the fines be waived. Motion carried.*

**6:05 pm (41/125) appealing \$50 monetary penalty for landscaping maintenance.** *Motion made that this fine be waived and all penalties disappear. Motion carried.*
- V. **ADJOURNMENT:** *Motion made to adjourn the meeting at 6:55 pm. Motion carried.*

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**MINUTES**

**6:00 - 6:30 pm**

*Homeowner Question and Answer period*

***Items discussed were: sending certified compliance letters, request to rethink having more than \$100,000 in one business account***

**6:30 pm**

**GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 7:05 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **APPROVAL AND ACCEPTANCE OF THE FEBRUARY 20, 2008 BOARD MEETING MINUTES:** *Motion made to accept the minutes as filed. Motion carried.*
- IV. **FINANCIAL REPORT, TWO CD'S MATURING IN APRIL:** *As of the end of February, between the Copper Classic and the checking account we had about \$401,000. In investments there was \$1,383,000. To date we have approximately twenty-four foreclosures sales that have gone through that will cause us to write off about \$11,000. There are another twenty-one foreclosures in the process. This number could go as high as 75 to 100.*  
  
*Two CD's maturing soon. Community Manager looking for financial institutions who can offer the best CD rate.*
- V. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE**
    - a. **Guideline #26, Party and Perimeter walls. Meeting needs to be Scheduled between Board and Architectural Committee and Board to discuss guideline:** *CommunityManager to arrange a date for all to meet.*
    - b. **Dog Barking Nuisance, see Bd pkt:** *Defer to tonight's Executive Session*

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- **CLEAN UP COMMITTEE**, next clean up scheduled May 10<sup>th</sup> @7:00 am

**VI. COMMUNITY MANAGER'S REPORT**, see front of Board pkt: *Items discussed were; Tie in area by Toll Brothers, overnight parking and signage at the commercial properties, Park West to sell land on which McDonalds sits, re-vegetation of common areas will resume, non-effective pre-emergent discussed with landscapers and second application will be sprayed in April, erosion damage in Parcels 1 and 2 has been repaired, partition in community room repaired, hearing for use permit on Checker Auto electronic reader continued to April 17<sup>th</sup>, painting of block walls and railings in four parcels underway, looking for contractor to do mailbox demolition and restoration, light poles owned by City and must be painted at association expense, graffiti continues to be a problem at the Morning Vista mini park, power for maintenance yard on hold, SW corner of Tatum & Cave Creek belongs to Tatum Ranch and will remain Scenic Corridor, staff working on survey results and need solution for the neglected yards of the foreclosure homes.*

**VII. UNFINISHED BUSINESS**

- **UPDATE ON LOGGIA RENOVATION**, see bids in Board pkt  
*There is a five week turn around for the PBA. The City can not complete the "Permit by Appointment" until we select a builder. The Board will select a builder from four bids. Material to be used for the loggia entry and handicap ramp needs to be submitted to the Board for review. Samples will be dropped off at the office.*

*On hold until all Board members can be present to vote on bid. Hold over for the April Board agenda.*

- **COMMERCIAL VEHICLES PARKING OVERNIGHT IN TATUM RANCH COMMERCIAL SHOPPING CENTER, Community Manager, Rick Nowell, to speak:**

*Enforce through the commercial property manager. The Board will take another look at the situation if this form of enforcement doesn't work.*

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**VIII. NEW BUSINESS**

- **IMPROPER MAINTENANCE AND USE OF LOTS AND PARCELS,  
How to handle situation of foreclosures, see Bd pkt**

*Motion made to allow the Community Manager to investigate the property condition of the Tatum Ranch foreclosures. That we accumulate the costs and file a Lien against the property. Motion withdrawn.*

*Motion made to create a form letter to be sent to any third party entity that owns a house advising of their non-compliance in property maintenance and fourteen days thereafter send our crew to clean up with the expense to be paid by the existing owner if they are not in compliance. Motion carried.*

- **MORNING VISTA MINI PARK, Community Manager to speak**

*Motion made to have the Morning Vista mini park disassembled. Motion carried.*

- IX. ADJOURNMENT: Motion made to adjourn meeting at 9:11 pm. Motion carried.**

**APPROVED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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