

TATUM RANCH  
BOARD OF DIRECTORS MEETING

MARCH 18, 2009

MINUTES

5:45 PM

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:45 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin and Jay Bieber.*
- III. **ARCHITECTURAL APPEALS**
- 5:45 pm: (32A/166) appealing the conditional approval on painting his house:**  
*Motion made to approve homeowner's appeal. Motion carried.*
- 5:50 pm (32A/11) deferred at the February Board meeting to the March Board Meeting. Homeowner appealing disapproval of her backyard shed:**  
*Motion made to defer appeal to the April Board Meeting for homeowner to work this out with the Architectural Committee. Motion carried.*
- IV. **COMPLIANCE APPEALS** *(decisions made in Executive Session)*
- 5:55 pm (31A/100) appealing \$50 monetary penalty for commercial vehicle parking in driveway**
- 6:00 pm (02/41) appealing \$100 monetary penalty for building repair:** *Board Member, Jay Bieber, recused himself from this appeal because he is a relative of the appellant.*
- 6:05 pm (02/45) deferred at the February Board meeting to the March Board Meeting. Homeowner appealing \$50 monetary penalty for parking on granite in side yard**
- 6:10 pm (11/73) appealing \$50 monetary penalty on building repair**
- 6:15 pm (30/32) appealing landscape maintenance penalties (COE). Added to agenda at this meeting.**
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:18 pm. Motion carried.*

6:20 PM

HOMEOWNER QUESTION AND ANSWER PERIOD

*Homeowner requesting planting of trees on common area property  
at the corner of Desert Willow East and Dixileta*

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6:45 PM  
GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 6:33 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin and Jay Bieber.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**  
*Motion made to accept the Agenda as presented. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE FEBRUARY 18, 2009 BOARD MEETING MINUTES:** *Motion made to accept the February 18, 2009 Board Meeting Minutes as written. Motion carried. Virgel Cain and Jay Bieber abstained.*
- V. **FINANCIAL REPORT, see Bd pkt:** *There was a decrease in our total assets of about \$180,000 (period over period). Most of that is reduction of our actual cash. This was the result of the loggia renovation and the common area special planting. Overall we are looking at a decrease of a little over \$160, 000 (month over month). High water bills were the result of leaks/breaking pipes and sprinkler heads.*
  - **Two CD's maturing in April:** *CD's will be rolled over with the same institution. At this time the yields are low in the market.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE:** *Nothing outstanding.*
  - **CLEAN UP COMMITTEE, next clean up scheduled for May 9<sup>th</sup> @7 am**  
*Three members showed at the last clean up.*
  - **EVENT COMMITTEE:** *No Representative present.*
  - **SOCIAL COMMITTEE:** *Committee Members are playing in their homes awaiting the completion of the activity room.*

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**VII. COMMUNITY MANAGER'S REPORT:** *Topics discussed were; new activity room doors will work like the existing doors, entire administration building has been repainted, a vacuum breaker was stolen and replaced for \$350, on-going graffiti, special \$11,000 planting project is complete, Phoenix street landscaping department has been notified regarding the NE corner of Dynamite and 52nd St., three block watch signs were installed in parcel 12, another five irrigation valves have been replaced (total for year is ten), six of the seven washes have been cleaned, compliance in Tatum Village will begin March 9<sup>th</sup>, and the Community Manager waived a \$200 monetary penalty.*

**VIII. UNFINISHED BUSINESS**

- **UPDATE ON LOGGIA RENOVATION:** *Completion is ten days to two weeks out. Four of the pendant lights were packaged incorrectly and we are waiting for their replacements, counter tops will be installed tomorrow (Thursday).*
- **UPDATE ON NEW FREEZER:** *New freezer will be installed prior to the completion of the activity room.*
- **UPDATE ON BOARD TRAINING:** *Attorney, Bob McCullough, will firm dates for training by March 24, 2009.*
- **PATIO SHADE SAMPLE CONTRACTS, see Bd pkt:** *Motion made that we pursue negotiations with Royal Covers of Arizona based on their existing bid. Motion carried. Community Manager along with Board Members Sean Bodkin or Harold Seligmann to work on negotiating the Royal Covers contract.*

**IX. NEW BUSINESS**

- **ADDING CRITERIA TO PLANT LIST, see Bd pkt:** *No changes at this time.*
- **RENTING COMMUNITY ROOM TO NON-MEMBERS THRU A MEMBER:** *Motion made to table the renting of the community room to non-members through a member until the April Board Meeting. Motion carried.*

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- **PAINTING OF ADMINISTRATIVE BUILDING PONY WALLS,**  
*see Bd pkt: Motion made to paint the pony walls Brown Owl and submit it to the Architectural Committee for approval. Motion carried. Sean Bodkin opposed.*
- X. **ADJOURNMENT:** *Motion made to adjourn meeting at 8: 02 pm. Motion carried.*