

**TATUM RANCH
BOARD OF DIRECTORS MEETING
MARCH 17, 2010**

APPEALS

7:00 PM

- I. **CALL TO ORDER:** *Meeting called to order at 7:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Sean Bodkin, Jay Bieber and Catherine Klein. Brian Rugg was present via the telephone.*
- III. **ARCHITECTURAL APPEALS**
- **7:00 pm: (43B/16) appealing Architectural Committee's disapproval of a play set. Deferred from the February 2010 Bd Mtg.**
Motion made to grant this appeal. Motion carried. Sean Bodkin opposed.
- IV. **ADJOURNMENT:** *Motion made to adjourn meeting at 7:05 pm. Motion carried.*

**HOMEOWNER QUESTION AND ANSWER PERIOD
(Directly followed the Appeals)**

*Topics discussed were; HB 2115 (tower antennas) and a proposal from a homeowner to improve communication between Board, staff and homeowners and to develop a pool of interested/qualified homeowners as candidates for elected positions.
Proposal deferred to the April Board Meeting.*

**TATUM RANCH
BOARD OF DIRECTORS MEETING
MARCH 17, 2010**

GENERAL MEETING MINUTES

(Directly followed the Homeowner Question and Answer Period)

- I. **CALL TO ORDER:** *Meeting called to order at 7:20 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Sean Bodkin, Jay Bieber and Catherine Klein. Brian Rugg was present via the telephone.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:** *Motion made to approve tonight's agenda as amended. Move the landscaping bid proposal discussion to after the Committee Reports. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE FEBRUARY 17, 2010 BOARD MEETING MINUTES:** *Motion made to approve the minutes as presented. Motion carried.*
- V. **FINANCIAL REPORT:** *In summary; as of the end of February 2010, total cash on hand was \$61,690 (and change). Investment portfolio stood at \$1,945,787. Other assets (mainly the building and other real property) totaled \$1,434,033. Total assets of the Association were \$3,442,311 with just a little over \$2,000,000 being liquid. No huge liabilities on the Associations part. Expenses and variances are very good. Assessments are up because of prepayments for the year. Variances were less than 10%. Landscaping and administration is under budget.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *February meeting had four Committee Members. They are doing well as a team.*
 - **SOCIAL COMMITTEE:** *No representative present*
 - **ELECTION PROCEDURE COMMITTEE:** *Last meeting was held two-three weeks ago. Getting close to a proposal.*
- VII. **NEW BUSINESS:**
 - **LANDSCAPE PLANTING BIDS, see attached:** *Motion made to approve the first bid with no warranty option. Motion failed. Brian Rugg abstained. Motion made that we make a counter proposal to Arizona Wild Desert Landscaping that they provide the plants as specified (1,200 plants) with a six month warranty for a total out the door price of \$13,000. Motion carried. Jay Bieber abstained. A special meeting may be held next week regarding this proposal.*

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GENERAL MEETING MINUTES

Board Member, Brian Rugg, exited the meeting at 8:00 pm.

VIII. **COMMUNITY MANAGER'S REPORT:** *Items discussed were; Two CD's will be maturing in April, parking lot at community building was seal coated, thirteen (13) liens filed in March totaling \$5,800, thirty (30) foreclosures totaled \$15.2K, fifty-six (56) open trustees sales totaled \$27.5K, graffiti continues but number of complaints are down, Community Manager working on HOA Survey, homeowner perimeter wall painting letters have been mailed, four Block Watch signs were installed in Parcel 24B and one sign replaced in Parcel 6, solicitation is still a problem, Community Manager declined an interview (New York Times) on the housing crises on Tatum Ranch, erosion repair (\$1,673) at DWPE/Mazatzal, pre-emergent will take place on March 29th, annual clearing of washes is underway, long term parking waiver is in the works and Community Manager is researching an automatic fertilization system for monuments and the office.*

IX. **UNFINISHED BUSINESS (Bd Member, Brian Rugg, was not present for the Unfinished Business portion of this meeting)**

- **FULL AUDIT COSTS, see attached:** *Motion made to accept the bid for the full audit and get it going as soon as possible. Motion carried. Tax preparation is part of the full audit. Board Member, Brian Rugg not present for this vote.*
- **BRIAN ROTH VARIANCE ON AIR CONDITIONER, see attached** *Motion made to grant the medical variance for so long as they reside at his address. Motion failed. Harold Seligmann abstained with Sean Bodkin and Catherine Klein opposed. Board Member, Brian Rugg, not present for this vote.*

X. **ADJOURNMENT:** *Motion made to adjourn the Meeting at 8:47 pm. Motion carried.*

