

TATUM RANCH
BOARD OF DIRECTORS MEETING

MAY 20, 2009

MINUTES

6:30 PM

HOMEOWNER QUESTION AND ANSWER PERIOD

Comments on how well the new activity room looks and questions on solicitation in Tatum Ranch

GENERAL MEETING PROPOSED AGENDA

(General Meeting directly followed the Homeowner Question and Answer period)

- I. **CALL TO ORDER:** *Meeting called to order at 7:05 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin and Brian Rugg. Jay Bieber was absent from this meeting.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**
Motion made to add vandalism and security measures to New Business the second item. Also move Jill Morse to right after the approval of the minutes of the last meeting. Motion carried.
- IV. **APPROVAL AND ACCEPTANCE OF THE APRIL 15, 2009 BOARD MEETING MINUTES, see Bd pkt:** *Motion made to accept the minutes as written. Motion carried.*
- V. **FINANCIAL REPORT, see Bd pkt:** *Total operating cash is down about \$25,000 from last month for a total \$126,000 (and change). Investment cash is up \$102,000 for a total of \$2,001,900 (and change). Total net increase of all cash and assets is about \$100,000 (month over month). Correction was made on California 1st National CD (investment savings). CD was rolled over at 2.20% and maturity date is 04/24/10.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *No representative present.*
 - **CLEAN UP COMMITTEE, next clean up is July 11th @ 7:00 am.**

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- **EVENT COMMITTEE:** *No representative present. Request was made to delete this item from future agenda's.*
- **SOCIAL COMMITTEE, discussion on renting activity room:** *Some of the Social Committee groups are on Summer hiatus. Committee Chairperson, Rose Slater, shared some concerns on the renting of the activity room. Ms. Slater also requested locks for the cabinets in the activity room. The Board stated priority of the room is always the Social Committee, but it doesn't preclude renting the room.*

***Motion made** to allow the rental of the activity room with the fee being equal to the larger half of the community room (\$150 for 4 hrs) but the deposit should be twice as much (\$500) as the community room. The rules will remain the same and a rental room contract must be signed at the time of the rental. The room may be rented by members or non-members. Motion carried.*

- VII. COMMUNITY MANAGER'S REPORT, see front of pkt:** *Discussion items were; California 1st National Bank CD rolled over at 2.20%, community side freezer installed as well as a new motor and fan for the A/C unit on the administrative side, collecting monies on delinquent accounts is on-going, vandalism on irrigation valves and graffiti continues to be a problem on the ranch, vandals cut the gasoline fill tube on the Tatum Ranch truck which cost \$125.00 to replace, first official community coffee held on May 12th, Reed Painting to paint 28 mail kiosks, Community Manager attended a public meeting on the planning of a new park at 56th Street and Montgomery and a public meeting for the Walmart building, pre-emergent has been applied, washes have been cleared and basins are being cleared, and Tuscan Village monument has been moved and concrete slab has been removed.*

VIII. UNFINISHED BUSINESS

- **UPDATE IN LOGGIA FURNISHINGS, Designer, Jill Morse to speak (see Bd pkt):** *Motion made to accept the two chairs and the table as presented. Motion carried.*
- **UPDATE ON PATIO SHADE STRUCTURE AND PATIO FURNITURE, see Bd pkt:** *Board requested Ms. Morse re-draw the patio table scheme with eight tables and present that option to the Board at the June Board Meeting.*

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IX. NEW BUSINESS

- **FORCED COMPLIANCE PER ARTICLE X, SEC. 3, see Bd pkt**
Motion made to delegate our Article X, Section 3 powers to the Community Manager to deal with issues and indiscretions at his discretion. Motion carried.
- **VANDALISM AND SECURITY:** *Board requested Community Manager acquire a Proposal for gate operators for the community building cattle gates. Manager also to obtain a professional security assessment of the association building and surroundings.*

X. ADJOURNMENT: *Motion made to adjourn meeting at 8:45 pm. Motion carried.*

