

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**MAY 19, 2010**

**MINUTES**

**APPEALS**

**7:00 PM**

- I. **CALL TO ORDER:** *Meeting called to order at 7:01 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Harold Seligmann, Sean Bodkin, Jay Bieber, Brian Rugg and Catherine Klein.*
- III. **ARCHITECTURAL APPEALS**
- **7:00 pm (9A/15) appealing Architectural Committee's disapproval of the string lights on her back patio:** *Motion made to deny the appeal and uphold the Architectural Committee's decision. Motion carried.*
- Motion made to deny the appeal as presented at the April 21, 2010 Board Meeting (31A/122 appeal). Motion carried. Jay Bieber abstained.*
- IV. **COMPLIANCE APPEALS**
- **7:05 pm (43A/77) Robert and Robin Campo appealing Architectural Committee's disapproval of a \$50 monetary penalty for an inoperable vehicle:** *Motion made to deny the appeal on the \$50 monetary penalty. Motion carried.*
- V. **ADJOURNMENT:** *Motion made to adjourn the meeting at 7:14 pm. Motion carried.*

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

*No Questions*

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**MAY 19, 2010**

**GENERAL MEETING**

***(Directly followed the Homeowner Question and Answer  
Period)***

**MINUTES**

- 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, Brian Rugg and Catherine Klein.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:** *Motion made to approve the agenda as presented. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE APRIL 21, 2010 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion carried. Sean Bodkin abstained.*
- V. **FINANCIAL REPORT:** *Total Operating cash is \$351,000. Total Investments are a little over \$1,700,000. Total Other Assets (community building) are a little over \$1,400,000. Totals assets are a little over \$3,500,000. Total Reserves are at \$964,400 and Total Reserve and Equity are a little over \$3,500,000. When looking through this month's expenses, nothing jumped out and it looked like business as usual.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE,** see Bd pkt for **Guideline revision on Ancillary Buildings and Gazebos (deferred from the April Board Meeting)** *Number of applications are decreasing. Very routine at this point. There are still a quite a few house painting applications. Committee has been able to have their meetings without calling in the alternates.*

*Motion made to approve this guideline as written and add the sentence that was inadvertently deleted at the end of the first paragraph. Motion carried. Catherine Klein and Sean Bodkin opposed.*
  - **SOCIAL COMMITTEE:** *Some of the social groups will not be participating during the Summer months. Committee Chairman will keep the office abreast of any changes to the schedule.*

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- **EVENT COMMITTEE**, select date for “Desserts with Santa” Party:  
*Desserts with Santa will be held on December 7, 2010.*
- **ELECTION PROCEDURE COMMITTEE**: *Something will be presented at the June 16, 2010 Board Meeting.*

**VII. COMMUNITY MANAGER’S REPORT (see front of Bd pkt):**

*Items discussed were; Community Manager met with Adam White from Copper Star Bank regarding accounts, California First National Bank CD rolled over at 1.30% and the next CD to mature has a June 24, 2010 date, Community Manager met with Bonds Alarm to discuss concerns/options for use of community room, Reed Painting will begin painting the walls around the community building and the covered parking structure, Social Committee poker table delivered, 2009 financial statement audit will commence on June 18<sup>th</sup>, ongoing graffiti was addressed, planting on DWPE completed, fertilization system will be installed at the community building, Community Manager was asked by the City of Phoenix to be on a Committee regarding a solicitation ordinance, zoning adjustment hearing for library signage is scheduled for May 20<sup>th</sup>, internet security issue was solved, landscapers will begin the tree canopy/lifting in late June or early July and Community Manager requested perimeter wall painting bid for DWPW from Cascalote to the power lines.*

*Community Manager to acquire something in writing from Copper Star Bank stating our money market account is insured. Also to include the FDIC regulation that insures money market accounts.*

**VIII. UNFINISHED BUSINESS**

- **ASSOCIATION AUDITS**: *2009 financial statement audit will commence on June 18<sup>th</sup>. Accounting firm will include all areas that an audit has to meet with current accounting requirements. There will be random examinations of prior years/test checking of any years they deem necessary.*

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- **REPORT ON SPECIFICS FOR FREE USE OF COMMUNITY ROOMS**  
**Brian Rugg and Jay Bieber to give report (see Bd pkt):** *Board addressing day time use of the rooms only at this time. Board requested that a written recommendation be presented to the Board. A special meeting can be called with a three day notice to discuss the particulars. Any homeowner may attend this special meeting. Brian Rugg requested meeting with Bonds Alarm and representative from the insurance company.*

**IX. NEW BUSINESS**

- **PROPOSAL REGARDING COMMUNICATION BETWEEN BOARD, STAFF AND HOMEOWNERS. Carry over from the April Bd Mtg (time limited) see Bd pkt:** *Board President will write an article on this topic for the July Tatum Talk newsletter and based on the interest generated this topic will be placed back on a future board agenda.*
- **HOMEOWNERS CUTTING TATUM RANCH TREES, Community Manager to speak. Carry over from the April Bd Mtg (time limited) see Bd pkt:** *Motion made to defer this item for more discussion at the June Board Meeting. Motion carried.*

**X. ADJOURNMENT:** *Motion made to adjourn meeting at 9:14 pm. Motion carried.*

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