

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**MAY 18, 2011**

**MINUTES**

**APPEALS**

- I. **CALL TO ORDER:** *Meeting called to order at 6:59 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **APPEALS**
- **Architectural Appeal.....7:00 pm: 9A/97, appealing Architectural approval of a patio cover attached to the home:** *Motion made to deny the appeal and let the approval go through as the Architectural Committee approved it. Motion failed. The Board's decision was to uphold the appeal and deny the addition.*
  - **Compliance Appeal.....7:05 pm: 01/41, appealing \$50.00 monetary penalty they received on a palm tree in their yard.** *Motion made to waive the \$50 monetary penalty if the homeowner removes the palm tree within thirty (30) days of notice. Motion carried.*
  - **Architectural Committee.....7:10 pm: 31A/199, appealing disapproval of his pop-up shade structure:** *Motion made to disapprove the appeal and not postpone until the July meeting. Motion carried. The appeal was denied based on the structure being temporary.*
- IV. **ADJOURNMENT:** *Meeting adjourned at 7:29 pm.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

*Homeowner inquiry on revised Guidelines for Community Living*

# **BOARD OF DIRECTORS MEETING**

**MAY 18, 2011**

## **GENERAL MEETING**

### **MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 7:38 pm.*
- II. **VERIFICATION OF A QUORUM** *Quorum was met with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:** *No changes noted to Agenda.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MARCH 16, 2011 BOARD MEETING MINUTES:** *Motion made to approve as written. Motion carried.*
- V. **FINANCIAL REPORT, see Bd pkt:** *As of April 30, 2011 there was \$443,950 in the Operating Account, Liquid Assets had \$135,189, Investments (CD's) \$1,623,000, Restricted Reserves were \$1,017,255.72. Total Reserves & Equity was \$3,753,862.73. Sonoran Vista Operating Cash was \$3,673.39. Sonoran Vista Savings at \$169,585.15. Total Other Assets was \$1,378,379.28. Nationwide CD matures 07/29/11.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE, review/motion and vote on guideline #35/Signs, see Bd pkt for proposed guideline and committee comments. Deferred from the March 2011 Board meeting. Motion made to approve. Motion passed.**
  - **SOCIAL COMMITTEE:** *No representative present.*
- VII. **COMMUNITY MANAGER'S REPORT, see front of Bd pkt: items discussed were;** *revised Guidelines for Community Living will be mailed to each homeowner, still experiencing vandalism and graffiti, a vacuum breaker was stolen creating a substantial water leak, pre-emergent has been applied to the common area, working with APS to bring lighting to the landscaping yard, traffic study was completed on DWPE between Cave Creek and Justica which resulted in a count of 4500 cars per day, Toscana is under new management and painting of eleven (11) metal railings and 6,800 feet of view fence is underway.*

# **BOARD OF DIRECTORS MEETING**

**MAY 18, 2011**

## **GENERAL MEETING**

### **MINUTES**

**VIII. UNFINISHED BUSINESS: NONE**

**IX. NEW BUSINESS**

- **NEW MONUMENT DESIGN FOR TATUM BLVD. AND CAVE CREEK ROAD**, see Bd pkt: *Motion made to approve this plan and a budget of up to \$35,000 to make this happen. This would include the signage. Motion carried. Harold Seligmann and Virgel Cain opposed.*
- **SONORAN VISTA SEAL COATING**, see Bd pkt: *Motion made to accept the Ace Contract as written with their lower price and have them do the work. Motion carried.*
- **HOUSE BILL 2245 PERMITS OWNERS ATTENDING A MEETING TO TAPE and/or VIDEO RECORD OPEN BOARD MEETINGS**, see Bd pkt: *Motion made to adopt as written. Motion failed. Motion made to have our Attorney review this policy as written and if he sees no problem with it, we make it a Policy. Motion failed. Motion made that our Attorney review and/or amend this so we can look at it at the next meeting rather than delaying. Motion withdrawn. Motion made to ask our Attorney what his advice is on this matter and write a proposal that will cover this subject of videotaping Board meetings. Motion carried. Harold Seligmann opposed.*

**X. ADJOURNMENT: Motion made to adjourn meeting at 8:48 pm. Motion carried.**