

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**MAY 9, 2006**

**MINUTES**

**5:45 – 6:00 pm**

Architectural Committee discussed with Board the Architectural Appeals on Agenda

**6:00 – 6:30 pm**

**APPEALS:**

- I. **CALL TO ORDER:** *Meeting called to order at 6:01 pm*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Kathy Kulinski and Al Tobey. Alan Witzer arrived at 6:25 pm.*
- III. **ARCHITECTURAL APPEALS:**
  - ✚ **6:00 pm (13/77) , appealing disapproval of his Cypress Trees:** *Motion made to accept the Architectural Committee's decision. Motion seconded and carried.*
  - ✚ **6:05 pm (13/25) , appealing disapproval of addition of tree to Plant List:** *Motion made to table Mrs. Bubb's request on the chaste tree. Motion second and carried.*
- IV. **COMPLIANCE APPEALS:**
  - ✚ **6:10 pm (1/55) appealing \$50.00 fine for parking RV behind gate:** *Motion made to uphold the penalty as listed. Motion seconded and carried. Al Tobey abstained.*
  - ✚ **6:15 pm (11/86) , appealing \$50.00 fine for debris & /equipment on top of car:** *Motion made to uphold this \$50 fine and send a letter to this young lady that if there are any additional occurrences of a similar nature that this will be immediately be turned over to our Attorney for action. Motion seconded and carried.*
- V. **ADJOURNMENT:** *Meeting adjourned at 6:30 pm*

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**6:30 – 7:00 pm**

**HOMEOWNER QUESTION AND ANSWER PERIOD**

*Topics covered were Weight Watchers filing cabinet, East/West Project, Antennas, Sonoran Parkway, Survey conducted by a homeowner*

**7:00 pm**

**GENERAL MEETING**

- I. CALL TO ORDER:** *Meeting called to order at 7:10 pm*
- II. VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Rick Nowell, Kathy Kulinski, Alan Witzer and Al Tobey.*
- III. APPROVAL and ACCEPTANCE OF THE APRIL 11, 2006 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion seconded and carried.*
- IV. FINANCIAL REPORT, see Bd pkt:** *On a consolidated basis we have about \$1,322,000 in cash in which roughly \$150,000 is in the operating account. \$1,173,000 is in various sundry investments. \$78,000 is in Parcel One. On an unconsolidated basis we have \$1,244,000. YTD we are running a loss of \$1,000 on the operation of the building with \$2,800 in gross rents. YTD profits are about \$260,000 compared to a budget of \$161,000. There is a shortfall in revenue of dues @ \$5,700 under and resale fees are \$13,000 under. On wash & basin maintenance we spent about \$14,000 less, over on water by \$2,600, under on salaries about \$17,000 and under about \$19,000 on building maintenance. We are \$98,000 ahead of profit plan.*

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**V. COMMITTEE REPORTS**

✚ **ARCHITECTURAL COMMITTEE**, see last bullet under committee reports for discussion by **Community Manager**: *Committee will meet ½ hour before their regular meeting to discuss the guideline on trailers, utility trailers and motor homes.*

❖ **MOTION & VOTE ON THREE ARCHITECTURAL FINES**, see **Bd pkt**: *Motion made to approve all three fines. Motion seconded and carried*

✚ **CLEAN UP COMMITTEE**, *next clean up on May 13<sup>th</sup> @ 7:00 am*

✚ **EVENT COMMITTEE**: *No representative present*

✚ **GOVERNMENT COMMITTEE**; *The final plan for the Sonoran Parkway has been submitted.*

*Community Manager to contact the representatives from Tatum East-West and schedule a meeting for the Membership.*

❖ **RECOGNITION OF ESPA COMMITTEE MEMBERS**  
*Special recognition was given to the ESPA Committee members, Virgel Cain, Wes Brown and Beverly Montgomery for their eighteen months of service on this Committee representing Tatum Ranch interests. Their service had a tremendous impact on the outcome of the Sonoran Parkway.*

✚ **RENTAL AMENDMENT COMMITTEE**, see **Bd pkt**: *Motion made to approve the Residential Rental document as amended. Motion seconded and carried.*

✚ **SOCIAL COMMITTEE**: *No representative present*

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**✚ ARCHITECTURAL COMMITTEE FINE PROCEDURE, see Bd pkt:**

*Motion made to delete the reference to “Executive Director” in the fines procedure in the Board packet. Motion seconded and carried.*

*Motion made that the limit on the fines be changed from \$150 to \$500. Motion seconded and carried.*

*Motion made to include this information in the homeowner’s packet. Motion seconded and carried*

**VI. COMMUNITY MANAGER’S REPORT, see Bd pkt. Topics included:**  
*Tax-Exempt status was turned down, coordinating with the City on the clean up of our washes, bird stops, broken tree and view fence repair, signage of liens/lien releases, additional vehicle for Association business.*

*Board requested Community Manager to contact Association Attorney regarding a non-officer of the Association having the capability to sign off on all liens.*

*Motion made to authorize the Community Manager to investigate the acquisition of a small pick up truck for Association business. Motion seconded and carried.*

**VII. UNFINISHED BUSINESS**

**✚ AZURE CREEK APARTMENTS/CONDO CONVERSION, see Bd pkt for Attorney opinion; Motion & Vote to approve conversion: Motion made to accept the Azure Creek Condominium Declaration subject to the changes proposed by our Legal Counsel. Motion seconded and carried.**

**✚ BOARD MEMBER REPLACEMENT, discussion: Questions were asked of a potential candidate sitting in the audience.**

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**VIII. NEW BUSINESS**

✚ **2006 NOMINATING COMMITTEE; SELECT CURRENT BOARD MEMBER TO SERVE AS CHAIRPERSON OF THIS COMMITTEE:** *Board Member, Al Tobey, volunteered to serve as the Chairperson of the 2006 Nominating Committee.*

✚ **PAINT SPECS, see Bd pkt:** *Specs for 2006 wall painting/repair have been sent to three contractors.*

✚ **CAVE CREEK & DESERT WILLOW WEST RAIL BIDS FOR BASIN, see Bd pkt :** *Board requested Community Manager to inquire about the feasibility of skate parks at Dynamite Park, 40<sup>th</sup> street Park, or the Library.*

✚ **INVESTMENTS: Motion made** *to invest \$250,000 from some source whether it be Vanguard, money market, etc. as soon as possible at the best interest rate available. Motion seconded and carried.*

*Motion made that as the money comes due from AmTrust Bank on June 17<sup>th</sup> (two \$50,000 items) we immediately remove that and put it into Copper Star Bank in preparation of another \$250,000 investment. Motion seconded and carried.*

*Motion made that the Board authorizes the Treasurer to move monies from every CD that matures into the Association's operating account for further investments. Motion seconded and carried. Alan Witzer opposed.*

**IX. ADJOURNMENT:** *Motion made to adjourn the meeting. Motion seconded and carried.*

Approved By: \_\_\_\_\_  
*Board President*

Date: \_\_\_\_\_

Approved By: \_\_\_\_\_  
*Board Secretary*

Date: \_\_\_\_\_

