

TATUM RANCH
BOARD OF DIRECTORS MEETING

MAY 16, 2007

MINUTES

5:30 – 5:45 PM

Board met with Architectural Committee regarding
Architectural Appeals

5:45 – 6:00 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:47 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEALS**
 - **5:45 pm (2/10) appealing disapproval of striped canopy and metal structure:** *Motion made to approve the structure as it exists under three conditions (1) the Association receives a letter from some medical provider stating that there is medical value and purpose in having this structure (2) if there is ever a complaint by a homeowner we will have to re-visit this (3) if there is ever no longer a medical need that it is agreed in advance that this structure will be removed or replaced with one that fits the guideline. No second, motion failed. Motion made to defer any action on this appeal for 60 days for time to get together and get in front of the Architectural Committee. Motion seconded and carried.*
 - **5:50 pm (26/16) appealing disapproval of color of patio slate:** *Motion made that appeal be deferred for 60 days and sent back to the Architectural Committee for further review. Motion seconded and carried.*
- IV. **COMPLIANCE APPEALS**
 - **5:55 pm (31B/82) appealing disapproval to extend width of the driveway:** *Motion made that the appeal be denied. Motion seconded and carried.*

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- **6:00 pm (40/83) appealing \$50 monetary penalty for bench in front yard:** *Motion made to have homeowner move the bench to the backyard and Board will waive the \$50 monetary penalty. Motion seconded and carried.*

V. **ADJOURNMENT:** *Meeting adjourned at 6:43 pm.*

Homeowner Question and Answer period directly followed the appeals. Items discussed were problems with election signage at the last election held in the community room and cleaning of the Toscana wash.

6:30 pm
GENERAL MEETING

I. **CALL TO ORDER:** *Meeting called to order at 7:22 pm.*

II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*

III. **APPROVAL AND ACCEPTANCE OF THE APRIL 18, 2007 BOARD MEETING MINUTES:** *Motion made to approve minutes as amended. Motion seconded and carried. Delete item #2 under the Architectural Committee section.*

IV. **FINANCIAL REPORT:** *As of 04/30/07 there was about \$1,500,000 in investable monies and a little over \$200,000 in operating funds. Profit YTD is \$224,000 versus a budget of \$45,000. Looking into an investment program called CDARS.*

V. **COMMITTEE REPORTS**

- **ARCHITECTURAL COMMITTEE:** *No representative present*
- **CLEAN UP COMMITTEE,** *next clean up is July 14th @ 7:00 am. Community Manager to approach T.R. businesses for assistance in clean ups.*
- **EVENT COMMITTEE** *No representative present*
- **SOCIAL COMMITTEE** *No representative present*

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VI. COMMUNITY MANAGER'S REPORT: *Items discussed were; YTD condo sales are at 41, Montvista/Toll Brothers project, approaching Tatum Ranch business to assist with clean up, Green Street project, upkeep of mailboxes and bridges in Sonoran Vista, landscape re-vegetation along Tatum Ranch Blvd., replacement of "Desert Fairway" monument sign, business plan for community room, standing water at 40th street and Lone Mtn., wall and mail box painting, dog waste stations, damage to Sonoran Vista front gate and graffiti/vandalism on Tatum Ranch.*

VII. UNFINISHED BUSINESS

- **UPDATE ON ELECTED OFFICE CRITERIA, see Bd pkt:** *Motion made to table for further review. Motion seconded and carried. Community Manager and staff to review criteria. Information will be in June Board packet.*
- **LANDSCAPE MAINTENANCE YARD, see map, front of Bd pkt:** *Motion made to authorize the construction of a block wall to screen the community at the south end of 51st Place from landscaping yard with an initial limitation of \$15,000. Motion seconded and carried.*
- **COMMUNITY ROOM RENTAL FEES, see Bd pkt:** *Board directed Community Manager and staff to work on new fee structure. Information will be in June Board packet.*
- **PAINTING OF STREET FACING HOMEOWNER WALLS:** *Tabled till June Board meeting.*

VIII. NEW BUSINESS

- **NEW CPA FOR ASSOCIATION, see Bd pkt:** *Board directed Community Manager to research other associations regarding their CPAs.*

IX. ADJOURNMENT: *Motion made to adjourn meeting at 10:10 pm. Motion seconded and carried.*

