

**TATUM RANCH
BOARD OF DIRECTORS MEETING
MAY 28, 2008**

MINUTES

5:30 – 5:45 PM

Board met with Architectural committee regarding Architectural appeals

5:45 – 6:30 PM

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:49 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was verified with the presence of Virgel Cain, Harold Seligmann and Al Tobey. Alan Witzer was absent from this meeting.*
- III. **ARCHITECTURAL APPEALS**
 - 5:45 pm: (43B/11), appealing disapproval of river rock dry bed on property line:** *Motion made to uphold the appeal. Motion carried.*
 - 5:50 pm: 31A/168 appealing approval of (9B/32) covered patio:** *Motion made that the appeal be upheld. Motion carried. Homeowner has 45 days to reconstruct or remove structure.*
 - 5:55 pm: 31A/168 appealing approval of a (26/33) concrete seating area in front of house:** *Motion made to defer action on Mrs. Johnson's seating area pending resolution of the law suit. Motion carried.*
- IV. **COMPLIANCE APPEALS**
 - 6:00 pm: (06/223) appealing \$50 monetary penalty for parking of a commercial vehicle at residence:** *Motion made that the appeal be upheld. Motion failed. Motion made that a monetary penalty of \$25 be imposed. Motion carried.*
 - 6:05 pm: (12/175) appealing \$50 monetary penalty for building repair.** *Motion made that the appeal be upheld. Motion carried.*
 - 6:10 pm: (12/06) appealing \$100 monetary penalty for out of compliance tree hanging near sidewalk:** *Motion made to leave the penalty applicable until pending review of the property to see if it has been fixed and the Board will address it next month. Motion carried.*
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:24 pm. Motion carried.*

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6:30 PM

Homeowner Question and Answer Period

Items discussed were; concerns on loggia renovation, foreclosures and bank owned homes and a drive way extension,

7:00 PM

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 7:23 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was verified with the presence of Virgel Cain, Harold Seligmann and Al Tobey. Alan Witzer was absent from this meeting.*
- III. **APPROVAL OF VOTING TO ADOPT TONIGHT'S AGENDA:** *Motion made for the approval and acceptance of the Agenda with the exception of moving up the Unfinished Business item of "Signing of the SC Home Design contract" to be heard after the approval of the minutes. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE APRIL 16, 2008 BOARD MEETING MINUTES:** *Motion made to approve minutes as written. Motion carried.*
- V. **FINANCIAL REPORT, see Bd pkt:** *As of April 30, 2008 the Operating Accounts had \$538,000, CD's totaled \$1,380,000. YTD profit is about \$144,000 versus a \$75,000 plan. We are running about \$70,000 ahead of schedule.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *Dog nuisances are being looked into. A guideline to address nuisances will be drafted by the Committee.*
 - **CLEAN UP COMMITTEE:** *Next clean up is scheduled for July 12, 2008 at 7:00 am.*

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- **EVENT COMMITTEE**, see Bd pkt for article by Brian Kennedy
Brian Kennedy presented his program for the "Block & Talk" Parties. The Board accepted Brian's program as well as him becoming the new volunteer Event Coordinator for Tatum Ranch.
- **SOCIAL COMMITTEE**: *The Social Committee is on hiatus for the Summer. The Board granted Rose Slater's request to have the Christmas canister program during the 2008 holiday season.*

VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt: *Items discussed were; Toll Brothers drainage tie into a T.R. culvert, general landscaping re-vegetation is continuing, window treatments have been installed in community room hallway, still working on stucco repair on administration bldg., this phase of wall painting is almost complete, vandalism of mailboxes is still occurring and being addressed with Cave Creek Post Office, twelve light poles in Parcel 5 will cost \$130 each and Community Manager waived a \$50 monetary penalty.*

VIII. UNFINISHED BUSINESS

- **SIGNING OF THE SC HOME DESIGN CONTRACT FOR LOGGIA RENOVATION**, see Bd pkt: *Architect, David Buot discussed recent changes to the building plans. In light of the changes a revised bid needs to be submitted to the Board to reflect the changes. Looking at four to six weeks to gather all the changed information before construction could begin (see item III, under General Meeting).*

Clarification and main purpose of the addition needs to be defined before the project can move forward. No contract was signed at this meeting.
- **FILLING VACANCIES ON THE BOARD AND ARCHITECTURAL COMMITTEE**: *There are two Architectural Committee positions open as well as one Board position open. The Board asked homeowners in the audience if they were interested in the open positions. The*

Board

also requested homeowners to ask their neighbors if they had an interest in the positions.

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IX. NEW BUSINESS

- **LETTER FROM HOMEOWNER BARB RUBICZ REGARDING RESALE DISCLOSURE FEES:**

Homeowner owes the money. Office to send a letter to homeowner reflecting the outcome of her request.

- **DONATION TO CAI LEGISLATIVE COMMITTEE, Al Tobey to speak:** *No donation at this time.*
- **RE-VISIT THE SONORAN PARKWAY PROJECT, see Bd pkt**
Everything remains the same on this project with the exception that the time frame has been moved up on the calendar by a couple of years.

- X. ADJOURNMENT:** *Motion made to adjourn meeting at 9:16 pm. Motion carried.*

Approved By: _____

Date: _____

Approved By: _____

Date: _____