

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

NOVEMBER 18, 2009

MINUTES

**5:45 PM
APPEALS**

- I. **CALL TO ORDER:** *Meeting called to order at 5:53 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Virgel Cain, Harold Seligmann, Jay Bieber and Brian Rugg. Sean Bodkin was absent from this portion of the meeting.*
- III. **ARCHITECTURAL APPEALS**

5:45 pm, (10/17) appealing disapproval of his privacy screen: *Motion made to uphold the Architectural Committees decision and deny the approval. Motion failed. Tie vote. This will be addressed again at the December 2009 Board Meeting.*
- IV. **COMPLIANCE APPEALS (decisions made in Executive Session)**

5:50 pm, (12/105) appealing \$50 monetary penalty for visible basket ball hoop: *Motion made to reduce the monetary penalty to \$25 with the next monetary penalty being \$100. Motion carried. Sean Bodkin and Brian Rugg opposed.*

5:55 pm, (31B/38) appealing \$50 monetary penalty for parking vehicles behind double gate: *Motion made to deny the appeal. Motion carried.*

6:00 pm, (43A/144) appealing \$100 monetary penalty for street parking: *Motion made to cut the \$100 fine in half and we let her know that only vehicles should be parked in the garage. Motion carried.*
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:29 pm. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD
(directly followed the appeals)

Discussion on dog parks in the area.

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**GENERAL MEETING
MINUTES**

(General Meeting directly followed the Homeowner Question and Answer period)

- I. **CALL TO ORDER:** *Meeting called to order at 6:40 pm.*
- II. **VERIFICATION OF A QUORUM** *Verification of a Quorum was met with the presence of Virgel Cain, Harold Seligmann, Jay Bieber and Brian Rugg. Sean Bodkin by telephone conference.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**
Motion made to approve the agenda. Motion carried
- IV. **APPROVAL AND ACCEPTANCE OF THE OCTOBER 21, 2009 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion carried. Brian Rugg abstained.*
- V. **FINANCIAL REPORT, see front of Bd pkt:** *Total Operating cash is \$97,536, total Investments & Savings is \$2,044,242, total of Other Assets is \$1,437,050. The next CD matures 02/25/2010.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE, see Bd pkt; discussion on guidelines held over from the October 09 Bd mtg, see Bd pkt:** *Applications for stack stone and solar devices are increasing. Dark Sky is considered when approving lighting changes.*
 - a. **Fountain Guideline:** *Motion made that we disapprove the fountain proposal modification to the Architectural Guidelines. Motion carried. Brian Rugg opposed.*
 - a. **Ornamentation Guideline:** *Motion made not to add this paragraph. Motion carried.*
 - **CLEAN UP COMMITTEE, 2010 dates will be selected at the December Bd Meeting:** *There was not a November 09 Clean Up.*

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- **SOCIAL COMMITTEE:** *Chairman has been receiving calls from homeowners to join the Committee. Fifteen (15) businesses have been contacted to contribute to the Adopt-A-Family Program.*
- **EVENT COMMITTEE, update on “Desserts with Santa” party**
The cost on the Halloween Party was \$1,505. Reservations are coming in fast and furious for the Desserts with Santa Party. Event is December 8th from 6:00 – 8:00 pm.

VII. COMMUNITY MANAGER’S REPORT, see front of Bd pkt: *Items Discussed were; Administration side flooring has been repaired, patio furniture is ready for delivery, T.R. awarded \$1,074 in Small Claims Hearing, Collected \$2,800 from nine (9) Liens, YTD liens stand at eighty (80) with forty-seven (47) YTD Small Claims recorded, Graffiti Vandalism continues and there is a 7-18 day response time from Graffiti Busters, thinning of the tree canopy is completed, trees are showing signs of drought stress, Halloween Party was a great success, the City striped bike lanes on DWPE between Dixileta and Dynamite, Welcome Coffee was attended by seven (7) homeowners, two controllers and pedestals were replaced at east TRCA monument for \$1,348 and the shade sail has been repaired and is ready for installation.*

VIII. UNFINISHED BUSINESS

- **UPDATE ON ANNUAL MEETING:** *Meeting scheduled for December 5th. Peggy Neely will be a guest speaker along with the Commander from the Phoenix Police Department and the Deputy Fire Chief from the Phoenix Fire Department.*

IX. NEW BUSINESS

- **LANDSCAPING BIDS (3) see Bd pkt: Motion made to accept the bid as presented from Arizona Wild Desert Landscaping and negotiate with them a final contract (contract terms). Motion carried. Community Manager will work on terms of the contract with a Board Member of his choosing.**

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**GENERAL MEETING
MINUTES**

2010 NOMINATING COMMITTEE, see **Bd pkt:** *Brian Rugg was appointed as the Chairman along with Bill Budris serving as one of the Members. This matter will be addressed later in 2010 to make sure all involved are approved persons.*

- X. ADJOURNMENT:** *Motion made to adjourn meeting at 8:09 pm. Motion carried.*