

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

NOVEMBER 16, 2011

APPEALS

7: 00PM

- I. **CALL TO ORDER:** *Meeting called to order at 7:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **ARCHITECTURAL APPEAL**
 - **7:00 pm (11/40) appealing disapproval of artificial plants on his windowsill of his home:** *Motion made to deny the appeal as presented. Motion carried. Virgel Cain voted nay.*
- IV. **ADJOURNMENT:** *Meeting adjourned at 7:10 pm.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner remarked on the limited number of appeals the Board had in front of them.

**TATUM RANCH
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NOVEMBER 16, 2011

**MINUTES
GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 7:13 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:** *Jay Bieber requested that a headcount be called for the Board Members attending the Annual Meeting. All Members committed except for an "I'm not sure" from Harold Seligmann.*
- IV. **APPROVAL AND ACCEPTANCE OF THE SEPTEMBER 21, 2011 BOARD MEETING MINUTES:** *Motion made to approve the September 21, 2011 Board Meeting minutes. Motion carried.*
- V. **FINANCIAL REPORT FOR OCTOBER AND SEPTEMBER, see Bd pkt**
As of October 31, 2011 there was \$192,222 in the Operating Account, Liquid Assets totaled \$541,835, Investments were \$1,605,411 with Other Assets totaling \$1,337,027. Total Assets for the Association stood at \$3,676,495.
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE, appoint Tim Koth to the Architectural Committee for a one-year term.** *Motion made to appoint Tim Koth to the Architectural Committee for a one-year term, which is open. Motion carried.*
 - **SOCIAL COMMITTEE:** *No representative present.*

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VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt

Items discussed were; Annual Meeting packets mailed to homeowners, Councilman, Jim Waring to speak at the Annual Meeting, revised Guidelines for Community Living mailed to homeowners and posted on our website, MetLife Bank CD rolled over at 1.00% APY, Kodabank CD rolls over February 25, 2012, broken glass panel in the activity room replaced (attempted burglary), all doors serviced and closers adjusted, four worn door closers in community room replaced at a cost of \$1021, received \$1725 from homeowner after contact from attorney, solenoid stolen from irrigation valve caused a large water leak, several reports of break ins and theft at the Enclave (reported to the Police), extensive damage to irrigation system under power lines at Roy Rogers, homeowner reported neighbor returned from vacation to find their house cleaned out (Police called) landscaping crew cut from 9 to 6 people from 11/0111 to 04/30/12, addressed numerous backwashing issues, City assigned address for maintenance yard, DR Horton requesting removal of no consecutive two story homes at Dynamite Estates, Halloween Party was a success, Safeway (\$25) and Fry's (\$50) contributed donations towards the Halloween Party, main monument at Cave Creek and Tatum redone with new plants irrigation and lighting system, stack stone, granite and signage, working with APS to get power to pedestal for irrigation and lighting at main monument, accident at Tatum destroyed four Cholla in center island, reviewed Reserve Study and requested RDA make corrections, painting 400 feet of block and 10,334 feet of view fence in Parcel 10,11 and 40, YTD on painting block walls is 4634 feet, an 20,184 of view fence and homeowner applied for zoning hearing regarding firearms sale and Community Manager will be attending the hearing on December 1st.

VIII. UNFINISHED BUSINESS: NONE

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IX. NEW BUSINESS

- **SONORAN VISTA RESERVE DATA STUDY**, see front of Bd pkt: *Board Members received a copy of the Study.*
- **2012 BUDGET**, see options in Bd pkt: *Motion made to approve the proposed budget with the **Limited Reserve Contribution**, which allows us to have a zero net surplus as far as budget purposes go. Motion carried. Catherine Klein voted no.*
- **AUDIT FOR 2011--Compilation, Review or Full Audit**, see Bd pkt: *Motion made that we do a Compilation for 2011. Motion carried.*

X. ADJOURNMENT: *Motion made to adjourn the meeting at 8:10 pm. Motion carried.*