

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

NOVEMBER 14, 2006

MINUTES

5:45 – 6:00 pm

Board met with Architectural Committee regarding Architectural Appeal

6:00 – 6:30 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:09 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Harold Seligmann and Al Tobey. Alan Witzer and Virgel Cain were not present.*
- III. **ARCHITECTURAL COMMITTEE APPEALS**
 - 6:00 pm (41-70) Mr. Taylor, appealing disapproval of a gazebo**
Motion made to disallow the appeal. Motion seconded and carried.
- IV. **ADJOURNMENT:** *Motion made to adjourn meeting. Motion seconded and carried.*

6:30 – 7:00 pm

Homeowner Question and Answer Period

Discussion items were sponsorship for Tatum Ranch children's events from a school and concern from a homeowner about the Association losing the community room for Maricopa County elections.

7:00 pm

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 6:58 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Harold Seligmann and Al Tobey.*
- III. **APPROVAL AND ACCEPTANCE OF THE OCTOBER 10, 2006 BOARD MEETING MINUTES:** *Motion made to approve the minutes. Motion seconded and carried. Two abstentions.*

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Motion made to break the order and move up a New Business item. Mr. Keenen and his associate to speak on **Diamond Tree Ranch**. Motion seconded and carried. Mr. Keenen explained their development of 25 homes and is interested in his development becoming part of Tatum Ranch. Board recommended that Mr. Keenen have their Attorney draft their CC&R's applicable to their property and we can have our Attorney review their documents for consistencies. The ball is in their court.

Board Member, Virgel Cain, entered the meeting at 7:25 pm.

- IV. FINANCIAL REPORT, see Bd pkt:** *There is \$1,486,403 in Cash of which a \$1,000,000 is in CD's and another \$250,000 is in a Money Market and another \$250,000 in cash on hand. Possibility of opening a \$100,000 Money Market at Chase Bank. YTD Surplus is at \$420,000. Budget for next year has been completed. Wells Fargo account has been closed. Overall everything is looking good.*
- V. COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE, date for joint meeting:** *Joint meeting set for December 4, 2006 from 6:00 – 8:00 pm. Committee did not make quorum at their October 9, 2006 meeting.*
 - **CLEAN UP COMMITTEE:** *Last clean up canceled due to lack of participation. The 2007 clean up schedule will be determined at the December 12th Board meeting.*
 - **EVENT COMMITTEE:** *No representative present*
 - **SOCIAL COMMITTEE:** *Committee received a few calls from homeowners to join the Committee as the result of the Social Committee Open House. Committee contacted the Phoenix Rescue Mission for their Holiday Adopt-a-Family. Will get the word out in the Tatum Talk for those homeowners who want to contribute to this cause.*
- VI. COMMUNITY MANAGER'S REPORT:** *Items discussed were; Fight Back Program, 28 Condos have been sold YTD, 2007 Budget completed, Rental Resolution mailed in Annual Meeting packet, 600 trees have trimmed in the yearly tree trimming, many complaints received about the Trojan Horse dirt hauling, 2nd phase of wall painting will start in December, Fry's tentative opening date is 12/28/06, staff to confer with Attorney on SB 2007 and Diamond Tree Estates discussion at 11/14/06 Board meeting.*

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VII. UNFINISHED BUSINESS

- **UPDATE ON ANNUAL MEETING:** *Meeting set for December 2, 2006. Discussion on having a Brunch for the Annual Meeting was considered.*
- **PAINTING OF ADMINISTRATION BUILDING PONY WALL:** *Motion made to paint the pony wall the color of the building. No second, motion failed.*

VIII. NEW BUSINESS

- **BRANDON KEENEN ON DIAMOND TREE ESTATES,** see Bd pkt *Discussed earlier in meeting, see page two first item for results.*
- **REVIEW OF 2007 TATUM RANCH BUDGET,** see Bd pkt: *Budget reviewed by Board. Motion made to approve Budget as presented. Motion seconded and carried.*
- **MAINTENANCE OF FRONT PROPERTY AT TATUM VILLAGE AND TATUM GREENS.** *Motion made to table this item and place it on the December 12, 2006 Board agenda. Motion seconded and carried.*

- IX. ADJOURNMENT:** *Motion made to adjourn meeting at 8:25 pm. Motion seconded and carried.*