

TATUM RANCH
BOARD OF DIRECTORS MEETING
NOVEMBER 17, 2007

MINUTES





6:00 pm

Homeowner Question and Answer Period

Topics of discussion were: Homeowner request for a table at the Holiday Boutique, zoning variance at Tuscan Village, erosion at the Tatum Village wash, storm water run off from Toll Brothers, effluent water use for Tatum Ranch and follow-up discussion on Peggy Neely's crime meeting held in the community room on October 23, 2007.

6:30 pm

GENERAL MEETING

- I. **CALL TO ORDER:** Meeting called to order at 6:44 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 OCTOBER 17, 2007 BOARD MEETING MINUTES:** *Motion made to accept the October 17, 2007 board meeting minutes as presented. Motion carried. Harold Seligmann abstained.*
- IV. **FINANCIAL REPORT:** *As of October 31, 2007 there was \$167,511 in the Operating Account. The Copper Classic savings account balance was \$256,524 with an interest rate of 4.89%. Investments were at \$1,380,000.*
- V. **COMMITTEE REPORTS**
 -  **ARCHITECTURAL COMMITTEE:** *Board and Committee to meet and discuss Guideline #26.*
 -  **CLEAN UP COMMITTEE:** *Last clean up cancelled. 2008 schedule will be posted in January 08.*
 -  **EVENT COMMITTEE:** *No representative present. Virgel Cain sent out press release for the Holiday Boutique*
 -  **SOCIAL COMMITTEE:** *There will be a bake sale at the Holiday Boutique with proceeds going towards the Adopt-a-Family Program. Money jars have been placed at twenty (20) Tatum Ranch commercial businesses. To-date, seven families have been adopted.*






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- VI. **COMMUNITY MANAGER'S REPORT, see front of Bd pkt:** *Items discussed were; replanting the Cave Creek/Tatum Blvd. monument common area, community floor being redone, continuance of wall painting, new plantings installed at Dixileta and Desert Willow Parkway East, Parks sub-committee meeting for community park scheduled 11/19/07, approximately 85 people attended Peggy Neely's crime prevention meeting, forty feet of graffiti in culvert on Lone Mountain Rd. was removed, fill dirt ordered for areas on Tatum, Dixileta and elsewhere, Annual Meeting packets were mailed out and Tatum Ranch survey will be mailed to homeowners in January 08.*

Motion made to approve up to but not to exceed \$25,000 to replace/upgrade computers for six (6) computer stations. Motion withdrawn. Motion made to authorize the Community Manager to spend up to \$10,000 on a computer system for the entire office (six stations). Motion carried. Alan Witzer opposed.

VII. **UNFINISHED BUSINESS**

-  **ANNUAL MEETING DISCUSSION:** *Discussion on brunch and getting word out through emails and website.*
-  **UPDATE ON TATUM RANCH SURVEY:** *Survey will be sent out January 2008.*
-  **2008 BUDGET, see Bd pkt:** *Motion made to approve budget as submitted. Motion carried.*
-  **UPDATE ON COMMUNITY ROOM ENHANCEMENTS, see Bd pkt:** *New plan was submitted. Motion made to approve \$10,000 for David Buot to move forward with plan design. Motion carried.*
-  **UPDATE ON TATUM RANCH NAME BEING USED BY A SCHOOL:** *Letter was sent to school regarding the use of our name. More research being done. Our name needs to be recorded.*

VIII. **NEW BUSINESS**

Motion made to lower dues January 1st by \$2.00 per month (\$6.00 per qtr) from \$81 to \$75. Motion failed. Motion made to lower the dues by \$1.00 per month (\$3.00 per qtr.) Motion failed.

- IX. **ADJOURNMENT:** *Motion made to adjourn meeting at 8:26 pm. Motion carried.*