

TATUM RANCH
BOARD OF DIRECTORS MEETING
NOVEMBER 19, 2008

MINUTES

5:45 pm
APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:46 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEALS**
- 5:45 pm (15/62) appealing disapproval of existing gazebo (held over from the October Bd mtg):** *Motion made to deny the appeal and to give homeowner 60 days from the date of this meeting to come into compliance providing homeowner keeps in contact with the office and updates the office on the compliance issue. Motion carried. Mr. Tobey voted no.*
- 5:50 pm (commercial/Verizon Wireless) homeowner appealing Architectural Committees approval of standing banner:** *Motion made to grant the appeal. Verizon Wireless must remove the structure immediately. Motion carried. Mr. Witzer recused himself from the vote.*
- 5:55 pm (31B/52) appealing Architectural Committees disapproval of his request to only paint the front of his home:** *Motion made to deny the appeal. Motion carried.*
- IV. **COMPLIANCE APPEALS:** *Decisions were made in the Board Executive Session*
- 6:00 pm (32B/16) appealing monetary penalties for potted palm tree in entry way**
- 6:05 pm (43A/20) appealing \$50 monetary penalty for unapproved plant material**
- 6:10 pm (9B/9) appealing \$50 monetary penalty for roof in disrepair**
- 6:15 pm (12/18) appealing \$150 monetary penalty for truck cover in disrepair**

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6:20 pm (14/18) appealing \$100 monetary penalty for house stucco in need of repair

6:25 pm (31B/121) appealing \$100 monetary penalty for parking violation

6:30 pm (32A/15) held over from the July 16th Board Meeting. Requesting waiver of \$100 monetary penalty

Board listened to homeowner, Mr. Riley, regarding his concerns on the Architectural Committee's request for him to paint his home.

- V. ADJOURNMENT: Motion made to adjourn meeting at 6:46 pm. Motion carried.**

HOMEOWNER QUESTION AND ANSWER PERIOD

No questions from the floor

6:45 pm

GENERAL MEETING

- I. CALL TO ORDER: Meeting called to order at 6:56 pm.**
- II. VERIFICATION OF A QUORUM: Verification of a Quorum was verified with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.**
- III. APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA: Motion made to adopt tonight's agenda. Motion carried.**
- IV. APPROVAL AND ACCEPTANCE OF THE OCTOBER 15, 2008 BOARD MEETING MINUTES AND THE OCTOBER 1, 2008 SPECIAL BOARD MEETING MINUTES, see Bd pkt: Motion made to accept the October 15, 2008 minutes as submitted. Motion carried. Motion made to accept the October 1, 2008 Special Board Meeting minutes as amended (change the word Special to Special). Motion carried.**

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- V. **FINANCIAL REPORT, see Bd pkt:** *There was approximately \$375,000 between the operating checking account and the Copper Classic savings account. There was a \$1,620,000 in CD's. In total there is just under \$2,000,000 in cash as of the end of October. Unit One (Sonoran Vista) had \$120,000 between their checking and savings accounts. Statistics show that we have 35 foreclosures and 58 trustee sales for a total of 93 YTD.*

VI. **COMMITTEE REPORTS**

- **ARCHITECTURAL COMMITTEE, see Nuisance Policy, proposed guideline changes, additions to plant list and solar policy; Bd to review.**

Motion made to accept this Nuisance Policy document and put it into place and look at it after we have a trial period. Motion carried. Harold Seligmann opposed.

Guideline Changes: Motion made to accept this document as submitted. Motion failed.

Motion made that the section on sports flags be denied and delete it from the document. Motion carried. Virgel Cain opposed.

Exterior lighting specific to security lighting: Motion made to change the guideline to "security lighting shall be no more than the equivalent of 100 watt incandescent bulbs. No vote on motion made.

Board President tabled these guideline changes to a future meeting and Community Manager is to schedule a meeting between the Board and the Architectural Committee to discuss these changes.

- **CLEAN UP COMMITTEE, last clean up was cancelled and the 2009 schedule will be posted in January**
- **EVENT COMMITTEE, Desserts With Santa is Dec. 9th 6:30-8:30: No representative present. Staff reported that \$1,569.58 was spent on the Halloween Party. Staff is working on the Desserts with Santa Party.**
- **SOCIAL COMMITTEE: No representative present.**

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VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt: *Items discussed; Toll Brothers have installed the rip-rap in culvert (cost was split between T.R. & Toll Brothers, Community Manager tracking persons involved in accident at Dixileta and 51st Pl, Community Manager received calls about birds being shot in Parcel 7, Morning Vista play set has been removed, foreclosures are still ongoing, Tuscany Village relocating their monument sign, office continues to work delinquent accounts and Community Manager working on Reserve Study.*

VIII. UNFINISHED BUSINESS

- **UPDATE ON THE ANNUAL MEETING, December 6th 9:00 to Noon**
To date 58 homeowners have signed up for the brunch. We are planning on 75 – 100 people at the Annual Meeting.
- **LOGGIA REBID, project to start mid January 09/contract needs to be signed, see Bd pkt:** *Board signed the contract with amended changes. Under General Scope of Work: add after specifications “as attached Exhibit B.” Pinnacle Southwest representative to initial changes and sign contract.*
- **PATIO RE-DO, discussion on tables, chairs and Shade Masters contract needs signing, see Bd pkt:** *Standard contract with Shade Masters not acceptable. Community Manager to research another shade contractor. Purchase of patio tables and chairs put on hold.*

IX. NEW BUSINESS

- **BOARD TO REVIEW 2009 BUDGET; quarterly assessment to be discussed (see front of Bd pkt) Motion made** *that the assessment rate for 2009 be \$75.00 per quarter per residence. To be effective January 1, 2009. Motion carried.*

Motion made that the 2009 assessment rate for Sonoran Vista be \$120.00 per quarter per residence. To be effective January 1, 2009. Motion carried.

Motion made to approve the 2009 expense budget as prepared. Motion carried.

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- **APPOINTMENTS TO THE 2009 NOMINATING COMMITTEE, see Bd pkt:** *Board appointed Alan Witzer as the 2009 Nominating Committee Chairman. He will resign his position at the December 17, 2008 Board Meeting and the new Board will appoint a new Board member to this position.*
 - **REPLACEMENT OF FULL SERVICE ICE MACHINE:** *Board determined that the Community Manager can make the purchase. This item is within his spending authority.*
- X. **ADJOURNMENT:** *Motion made to adjourn meeting at 9:05 pm. Motion carried.*