

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**OCTOBER 20, 2010**

**MINUTES**

**APPEALS**

**7:00 PM**

- I. **CALL TO ORDER:** *Meeting called to order at 7:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Sean Bodkin, Jay Bieber, Brian Rugg, Catherine Klein and Harold Seligmann.*
- III. **COMPLIANCE APPEALS**
  - **7:00 pm (19/33) appealing a \$50 monetary penalty for unapproved plant material (Ficus tree):** *Motion made to disapprove her appeal and invoke the \$50 monetary penalty. Motion carried.*
  - **7:05 pm (32A/14) appealing a \$50 monetary penalty regarding landscape maintenance/roof tile:** *Motion made to suspend the monetary penalty for thirty (30) days to give the homeowner time to restore the roof to its original condition. If he fixes it, there will be no penalty. If he doesn't fix it, we are going to reinstate the penalty and we will continue normal compliance. We are going to send him a copy of this picture (dated 03/11/03) showing him this is what it's supposed to look like and this is our expectation. Motion carried.*
- IV. **ADJOURNMENT:** *Motion made to adjourn meeting at 7:09 pm. Motion carried.*

**MEET THE CANDIDATES FORUM**

*Three positions open on the BOD with five candidates running  
Two positions open on the Architectural Committee with one candidate application*

*Candidates were introduced and each candidate gave a short bio  
and the reasons they were interested in running for the position.*

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- I. **CALL TO ORDER:** *Meeting called to order at 7:26 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Sean Bodkin, Jay Bieber, Brian Rugg, Catherine Klein and Harold Seligmann.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA**  
*Motion made to approve the agenda as written. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE SEPTEMBER 15, 2010 BOARD MEETING MINUTES AND THE SEPTEMBER 25, 2010 SPECIAL BOARD MEETING MINUTES:** *Motion made to accept the September 15, 2010 minutes as written. Motion carried. Motion made to approve the September 25, 2010 minutes as written. Motion carried. Harold Seligmann and Brian Rugg abstained.*
- V. **FINANCIAL REPORT, see front of Bd pkt:** *Total Operating cash is a little over \$300,000, Total Investments is \$1,700,000 (little more than that), Total Assets is a little over \$3,400,000. Total Reserve & Equity is a little over \$3,400,000. Still operating on a profit of \$62,641.04. Motion made to accept the report as presented. Motion carried.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE:** *Deferred Penalty Policy, see pkt Number of applications coming before the Committee have been low in number. Meetings are one hour or less.*
  - **SOCIAL COMMITTEE:** *Committee will be collecting money and items for the troops in Afghanistan. Each box sent will cost \$11.70. There is no longer a golf group.*
  - **HALLOWEEN PARTY:** *On Sunday, October 24<sup>th</sup> from 1-3:00 pm. Expecting 200 plus kids and adults.*

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**VII. COMMUNITY MANAGER'S REPORT, see Bd pkt:** *Items discussed were; Opened a CD at MetLife bank at 1.45%, zoning request for Dynamite Creek was approved, Board received the 2009 audit and the tax return was filed, 74 Trustee sales have closed with \$32.4K written off, a six foot Organ Pipe cactus was stolen from the Juana Court & Tatum monument, tree canopy has been completed and pre-emergent service is scheduled for end of October, lost four trees in the last storm along with limbs on 43 trees, City requiring some homeowners to trim their trees in clearance of 18 feet at their property line to accommodate the trash pick-up vehicles, new fire dept. open house is scheduled for November 13<sup>th</sup> from 9 to Noon, accident at Dixileta and Tatum that created wall damage has been repaired, hail storm caused damage to the Association truck, pack rats chewed through the wiring at Sonoran Vista and made the gate inoperable.*

**VIII. UNFINISHED BUSINESS**

- **REVIEW POLICY ON ALCOHOL USE ON ROOM RENTALS, deferred from the September 2010 Bd Mtg, see Bd pkt.** *Community Manager to request from our Attorney draft language on alcohol use on room rentals to be incorporated into the rental agreement contract. Board to review language at the November Board meeting.*

**IX. NEW BUSINESS**

- **BOARD APPROVAL OF NOMINATING COMMITTEE'S SLATE OF CANDIDATES, see Bd Pkt: Motion made** *to accept the recommendation of the Nominating Committee. Motion carried.*
- **BALLOT SELECTION ORDER:** *Candidate names were pulled out of a hat on the order of names to be placed on the voting ballot. Names should appear in this order: Virgel Cain, Jay Bieber, Mike Schuetz, Summer Stevenson and Joni Cipollone.*
- **RESULTS OF THE 2009 TATUM RANCH AUDIT, see Bd pkt:** *Very positive audit results were reported. Board Treasurer was asked to sign off on the audit report.*

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- **VARIANCE ON ARTIFICIAL TURF**, see Bd pkt: *Motion made to grant the variance for this specific case and require at the “end of life” that it be removed and/or replaced with something that meets our criteria at that time.*
- X. **ADJOURNMENT:** *Motion made to adjourn meeting at 8:17 pm. Motion carried.*