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TATUM RANCH  
BOARD OF DIRECTORS MEETING  
OCTOBER 17, 2007

MINUTES

5:30 – 5:45 pm

Board met with the Architectural Committee regarding Architectural Appeal

5:45 – 6:00 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:14 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Virgel Cain, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEAL**
  - ✚ 5:45 pm, Nancy Ingram: **Appealing disapproval of front walkway that runs the entire length of her driveway: Motion made that the appeal be denied. Motion carried. Homeowner to re-submit a new plan to the Architectural Committee.**
- IV. **COMPLIANCE APPEAL**
  - ✚ 5:50 pm, Lisa Schmid: **Appealing \$100 monetary penalty for parking a commercial vehicle in her driveway: Motion made to deny the appeal for the monetary penalty. Motion carried. Penalty stands as is.**
  - ✚ 5:55 pm, Sean Mahoney: **Appealing \$300 Monetary Penalty. Motion made that the appeal be upheld but the penalty be reduced to \$100. Motion failed. Al Tobey Opposed. Motion made to reduce the monetary penalty to \$150. Motion carried.**
- V. **ADJOURNMENT:** *Meeting adjourned at 6:54 pm.*

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TATUM RANCH  
BOARD OF DIRECTORS MEETING  
OCTOBER 17, 2007

MINUTES

6:00 pm

*Homeowner Question and Answer Period and Meet the Candidates*

Board and Architectural Committee candidates were announced by the Nominating Committee Chairman, Alan Witzer. Candidates were asked to make statement and share with audience their views.

6:30 pm

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 7:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Alan Witzer and Al Tobey.*
- III. **APPROVAL AND ACCEPTANCE OF THE SEPTEMBER 19, 2007 BOARD MEETING MINUTES:** *Motion made to approve the minutes as presented. Motion carried.*
- IV. **FINANCIAL REPORT, discussion on lowering assessments:** *There is \$1,712,000 in cash of which \$335,000 is in the operating account. \$1,376,000 in CD's. Our YTD profit is running \$220,000. Community Manager presented the 2008 Budget which needs to be reviewed by the Board. Corporate income taxes were budgeted at \$15,000 which is correct. Overall we are in good shape.*

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V. COMMITTEE REPORTS

- ✚ **ARCHITECTURAL COMMITTEE: Guideline rewrite on house painting and homeowner perimeter wall painting. See Bd pkt.**

*Motion made to approve guideline #18 on house painting and guideline #26 on Party and Perimeter Walls but strike the last sentence in #26. Motion withdrawn.*

*Motion made to approve guideline #18 on house painting with the addition of adding an "s" to the word color (fifth line) to make it plural. Motion carried. Alan Witzer opposed.*

*Table Guideline #26, Party & Perimeter Walls until the November 14, 2007 Board meeting. Community Manager to set up meeting with Board and Architectural Committee Members to discuss guideline #26.*

- ✚ **CLEAN UP COMMITTEE, next clean up is November 10<sup>th</sup>**
- ✚ **EVENT COMMITTEE, see Bd pkt: No representative present.**
- ✚ **SOCIAL COMMITTEE: No representative present.**

VI. **COMMUNITY MANAGER'S REPORT:** *Items discussed were; landscape vegetation on Desert Willow Parkway, window treatments and lighting for community room in progress, new administration sign, to date 58 mail boxes have been repaired and painted.*

VII. UNFINISHED BUSINESS

- ✚ **ANNUAL MEETING DISCUSSION:** *Desert Willow Elementary Principal, Dr. Jana Miller will be our guest speaker. Super Suppers will cater the "Brunch with the Board."*

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- ✚ **UPDATE ON TATUM RANCH SURVEY, see Bd pkt: Delete #15 and #17 from the survey and drop the \$81 from #3. Community Manager to make changes and send out to homeowners.**
  
- ✚ **COMMUNITY ROOM ENHANCEMENTS:** *Problems with flooring and needs to be re-done. Window treatments and lighting have been ordered. Architect, David Buot, presented three designs to open up logia area and reconstruct card room and bathrooms. Views need to be kept in the card room. Storage is an issue and needs to be addressed. Architect to come back with new drawing that will address the concerns of the Board and costs of project. Architect to bring requests to November 14, 2007 meeting.*
  
- ✚ **UPDATE ON PEGGY NEELY'S CRIME MEETING SCHEDULED FOR OCTOBER 23<sup>rd</sup>.** *Community Manager and Board President to meet with Peggy Neely and Commander Brase to go over preliminaries for the October 23<sup>rd</sup> meeting.*
  
- ✚ **UPDATE ON HALLOWEEN PARTY SCHEDULED FOR OCTOBER 28<sup>th</sup>.** *Flyers will be distributed to Desert Willow School. Decorations and candy have been purchased. Board President to purchase gifts and door prizes. Craft, story teller, balloon artist and face painter are confirmed.*
  
- ✚ **DISCUSSION ON LIMITING MONETARY ASSESSMENTS ASSESSED BY THE ARCHITECTURAL COMMITTEE TO \$1,000. TABLED AT THE JULY BOARD MEETING:**  
  
*Motion made that the Architectural Committee retroactively be allowed to fine up to \$1,000. Motion withdrawn.*  
  
*Motion made to propose that the Architectural Committee have the right to fine up to \$2,500. Motion carried. Virgel Cain opposed.*
  
- ✚ **CONTINUATION OF 2007 WALL PAINTING PROJECT, see Bd pkt: Motion made to accept the bid as proposed. Motion carried.**

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VI. NEW BUSINESS

- ✚ **MOTION AND VOTE ON APPROVAL OF NOMINATING COMMITTEE'S SELECTION OF CANDIDATES FOR THE ANNUAL MEETING VOTING, see front of Bd pkt.**

*Motion made to accept the candidates as they presented themselves (all of them) to serve on our Architectural Committee and Board of Directors. Motion carried.*

*Motion made to hold the election for Board only and acclimation for the Architectural Committee. Motion carried.*

- ✚ **USE OF THE "TATUM RANCH" NAME, Community Manager to speak.** Board requested Community Manager to send a letter to the school requesting the school desist in using the Tatum Ranch name.

IX. **ADJOURNMENT:** Meeting adjourned at 9:24 pm.

