

TATUM RANCH  
BOARD OF DIRECTORS MEETING  
OCTOBER 15, 2008

MINUTES

5:30 – 6:30 pm

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 5:40 pm*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Harold Seligmann, Al Tobey and Alan Witzer.*
- III. **ARCHITECTURAL APPEALS**
- **5:30 pm (15/62) appealing disapproval of her existing Gazebo**  
*Motion made to continue this appeal at the November Board meeting and give them an opportunity to be heard. Motion carried.*
  - **5:35 pm (43B/23) appealing disapproval of trim color exception**  
*Motion made to disapprove this appeal. Motion carried.*
- IV. **COMPLIANCE APPEALS: Decisions were made in the Board Executive Session**
- **5:40 pm (43B/52) appealing \$100 landscape maintenance monetary penalty**
  - **5:45 pm (05/90) appealing \$50 commercial vehicle parking**
  - **5:50 pm (05/90) appealing \$100 commercial vehicle monetary penalty**
  - **5:55 pm (05/90) appealing \$50 street parking monetary penalty**
  - **6:00 pm (05/90) appealing \$100 street parking monetary penalty**
  - **6:05 pm (32A/20) appealing \$300 street parking monetary penalty**
  - **6:10 pm (15/70) appealing \$50 street parking monetary penalty**
  - **6:15 pm (02/41) appealing \$50 home in disrepair monetary penalty**
  - **6:20 pm (02/41) appealing \$50 walkway in disrepair monetary penalty**
  - **6:25 pm (32B/88) appealing \$50 parking on gravel monetary penalty**
  - **6:30 pm (13/27) appealing \$50 parking on gravel monetary penalty**
  - **6:35 pm (12/62) appealing \$50 monetary penalty for failure to paint cable on home**  
  
*Community Manager to look into an accounting problem for 9B/09*
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:37 pm. Motion carried.*

BOARD OF DIRECTORS MEETING  
OCTOBER 15, 2008

MINUTES

6:45 pm

MEET THE CANDIDATES FORUM

*Candidates Jay Bieber, Sean Bodkin and Brian Rugg shared their background and vision statements for the Community*

Homeowner Question and Answer Period

*The Board addressed the CDARS Program and concerns with the Tatum Ranch/Toll Brothers culvert*

7:00 pm

GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 6:38 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with presence of Harold Seligmann, Al Tobey and Alan Witzer. Virgel Cain entered the meeting at 6:45 pm.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA**  
*Motion made to accept the amended Agenda. Move item patio re-do under Unfinished Business to the front of the meeting agenda and **change the spelling of the word CEDARS to CDARS.** Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE SEPTEMBER 17, 2008 BOARD MEETING MINUTES, see Bd pkt:** *Motion made to approve the minutes as written. Motion carried.*
- V. **FINANCIAL REPORT:** *as of the end of September the operating account had \$177,000 (checking acct) with \$367,000 in the Money Market (savings acct) for a total of \$543,800. CD's total \$1,370,000. Unit One has a little over \$113,000 between their savings and checking accounts. Board Treasurer working with the Community Manager and the Accountant on the 2009 Budget. Will have concrete budget figures for the November Board Meeting.*

BOARD OF DIRECTORS MEETING  
OCTOBER 15, 2008

MINUTES

**VI. COMMITTEE REPORTS**

- **ARCHITECTURAL COMMITTEE:** *Nothing at this time.*
- **CLEAN UP COMMITTEE;** *next clean up is November 8<sup>th</sup> @ 8:00 am.*
- **EVENT COMMITTEE, DISCUSSION ON HALLOWEEN PARTY (10/26 from 1:00 to 3:00 pm) AND COOKIES WITH SANTA (12/9 from 6:30 -8:30 pm):** *No representative present. Staff is working on both parties. Contacts have been made and in the process of finalizing items on both events.*
- **SOCIAL COMMITTEE:** *No representative present.*

**VII. COMMUNITY MANAGER'S REPORT, see front of Bd pkt:** *Items discussed were; the Toll Bros./T.R. culvert, 700 Tatum Ranch trees were thinned in 2008, Western Area Power wants 10 trees under the power lines trimmed or removed, the re-bid on the loggia project, 4 postal boxes have been replaced with high security boxes, graffiti is removed as soon it is spotted on T.R., there are 45 completed Trustee Sales of which \$23K has been written off and 36 open Trustee Sales with a write off of \$16.5K, Architectural Committee working on a Nuisance Policy, Community Manager waived two \$50 monetary penalties, collected \$4,800 from a delinquent homeowner, no word from Tuscan Village on their violation notice from the Phoenix Fire Dept. to clean their scenic corridor, Community Manager met with the Board President of Tatum Greens to discuss their fence painting, Community Manager sent out an anti-harassment letter to a disorderly homeowner and \$250,000 was moved from Copper Star Bank for a 12 month CD at Capital One Direct Banking.*

**VIII. UNFINISHED BUSINESS**

- **UPDATE ON ANNUAL MEETING, see Bd pkt (1) Nominating Committee Chairman's Report (2) Speaker for Annual Meeting**

*Nominating Committee Chairman, Harold Seligmann, gave his report and explained the process used to determine the candidates.*

*Board President, Virgel Cain, will contact the new Principal, Roger Hill, at Desert Willow Elementary School to see if he has an interest in speaking at the Annual Meeting.*

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- **LOGGIA REBID WITH REQUESTED CHANGES, see Bd pkt**

*Motion made to accept the bid (\$124,545). Motion carried. Board authorized Community Manager to apply to Architectural Committee for changes on the patio and the loggia.*

- **PATIO RE-DO, decorator Jill Morse to speak, see Bd pkt**

*Jill Morse presented a cost proposal for new patio chairs and tables. Ms. Morse will present cost for re-webbing of chairs and show pictures of the tables at the November Board Meeting.*

*Table Shade Masters until next Board Meeting. Board authorized Community Manager to negotiate the terms of the contract that are in dispute.*

- **REMINDER; WELCOME COFFEE IS OCT. 18<sup>TH</sup> @ 9:00 am**

**IX. NEW BUSINESS**

- **MOTION AND VOTE ON APPROVAL OF NOMINATING COMMITTEE'S SELECTION OF CANDIDATES FOR THE 2009 BOARD OF DIRECTORS**

*Motion made to approve the Nominating Committee's selection of candidates. Motion carried.*

- X. ADJOURNMENT: Motion made to adjourn meeting at 8:39 pm. Motion carried.**