

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**SEPTEMBER 16, 2009**

**5:45 PM  
APPEALS**

**MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 5:50 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin, Jay Bieber and Brian Rugg.*
- III. **ARCHITECTURAL APPEALS**
- 5:45 pm:** (13/69) appealing an Architectural disapproval on her canopy. ***Motion made to uphold the Architectural Committee's decision. Motion carried.***
- 5:50 pm:** (2/5) appealing Architectural disapproval of their prefab sauna and cover. ***Motion made to uphold the Architectural Committee's decision. Motion carried.***
- 5:55 pm:** (24B/24) appealing Architectural disapproval of their roof top antennae. ***Motion made to defer making a decision on this appeal until the next Board Meeting and in the interim someone from the office will call the homeowner and advise him that we would like him to provide us with documentation that that is the only location that he can go ahead and get a clear signal from other than his personal assertions. Motion carried.***
- IV. **COMPLIANCE APPEALS**
- 6:00 pm:** (28/80) appealing \$50 monetary penalty for street parking. ***Motion made to waive the \$50 monetary penalty. Any violation in the next 12 months is \$100 penalty. Motion carried.***
- 6:05 pm:** (07/117) appealing \$100 monetary penalty for an unapproved plant. ***Motion made to waive the \$100 monetary penalty if trimmed below the fence by October 30, 2009 to achieve compliance. Motion carried.***
- V. **ADJOURNMENT:** ***Motion made to adjourn meeting at 6:42 pm. Motion carried.***

**HOMEOWNER QUESTION AND ANSWER PERIOD  
(no questions)**

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**GENERAL MEETING  
(meeting directly followed the  
Homeowner Question and Answer period)**

- I. **CALL TO ORDER:** *Meeting called to order at 6:47 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Sean Bodkin, Jay Bieber and Brian Rugg.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:**  
*Motion made to approve the agenda as written. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE JULY 15, 2009 BOARD MEETING MINUTES:** *Motion made to approve the July 15<sup>th</sup> Board meeting minutes. Motion carried.*
- V. **FINANCIAL REPORT, see Bd pkt:** *As of the end of August total operating cash is \$67,773, investment savings is \$2,007,411 and total assets are \$3,522,319. CD at Capital One matures in October. The 2010 budget is being prepared and will be presented at the October meeting. Be prepared for potential assessment increase.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE REPORT:** *Committee Chairman Al Conway indicated there are only 3 permanent members. The number of applications this summer has been light.*
  - **CLEAN UP COMMITTEE, next clean up November 14<sup>th</sup> @ 8:00 am:** *Twelve participants, including several youth, picked up a full truck load.*
  - **SOCIAL COMMITTEE:** *No representative present.*
  - **EVENT COMMITTEE, Halloween Party scheduled for October 25<sup>th</sup> 1:00 to 3:00 pm, see Bd pkt:** *No discussion.*

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**VII. COMMUNITY MANAGER'S REPORT**, see front of Bd pkt: *discussion items were; CDs were rolled over in July and September, another CD matures in October, a zoning adjustment hearing has been requested by the owner of Dynamite Creek, a water leak was repaired outside the community building and an HVAC leak caused minor ceiling damage, 20 liens filed in August and 11 liens filed in September, irrigation system on Lone Mountain was vandalized, almost 500 trees have been thinned, landscaping contract out for competitive bid, 2010 budget to be presented at October meeting, fatal motorcycle accident on Desert Willow Parkway East, irrigation line breaks have been repaired, Parcel 31D trees trimmed, shade sail construction to begin Monday, Sonoran Vista pony walls have been painted and gates, block wall between main gates, monument sign, and street sign monument to be painted.*

**VIII. UNFINISHED BUSINESS**

- **PINNACLE SOUTHWEST COMPLAINT MADE TO ROC**, see Bd pkt: *The contractor must respond by September 17, 2009.*
- **DISCUSSION ON ARCHITECTURAL FINING ON PROJECTS COMPLETED WITHOUT PRIOR APPROVAL**, see Bd pkt: *The Architectural Committee should be made aware of the fining list.*

**IX. NEW BUSINESS**

- **OLSON & HATCHER AUDIT FOR YEARS ENDING 2007/2008**, see Bd pkt: *No issues with the audit.*
- **ANNUAL MEETING, ideas on speakers, any amendments to be addressed**: *Community Manager to contact Peggy Neely's office to see if she would be willing to speak. Police Commander at Desert Horizons Precinct and the fire Marshall were also suggested. No CC&R Amendment changes for this Annual Meeting.*
- **SONORAN VISTA WALL PAINTING CHARGE, Community Manager to address**: *The \$20,808.50 cost of painting Sonoran Vista perimeter walls and pony walls on both washes was mistakenly charged to Sonoran Vista. That amount should have been paid by the Master Association and will be credited to Sonoran Vista.*

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- **SONORAN VISTA RESERVE STUDY**, see front of Bd pkt: *The reserve study for Parcel 1 (Sonoran Vista) has been completed.*
- X. **ADJOURNMENT:** *Motion made to adjourn meeting at 8:10 pm. Motion carried.*