

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**SEPTEMBER 21, 2011**

**APPEALS**

**7:00 PM**

- I. **CALL TO ORDER:** *Meeting called to order at 7:02 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was verified with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **COMPLIANCE APPEAL**
  - **7:00 pm (43B/64) appealing a \$50.00 monetary penalty for street parking:** *Motion made not to waive the \$50 monetary penalty. Motion carried.*
- IV. **ADJOURNMENT:** *Motion made to adjourn the meeting at 7:06 pm. Motion carried.*

***HOMEOWNER QUESTION AND ANSWER PERIOD***

*No Topics*

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**SEPTEMBER 21, 2011**

**MINUTES  
GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 7:07 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Joni Cipollone, Catherine Klein, Harold Seligmann and Virgel Cain.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA:** **Motion made** to approve the proposed agenda. *Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE JULY 20, 2011 BOARD MEETING MINUTES:** **Motion made** to approve and accept the minutes of the July 20, 2011 Board Meeting.
- V. **FINANCIAL REPORT, see front of Bd pkt:** *As of August 31, 2011 the Total Operating Account was \$149,442, Liquid Assets (between Chase and Stearns Bank) totaled \$385,485, Investments totaled \$1,604,607, Total Other Assets was \$1,347,111 with Total Assets at \$3,486,644 (totals are rounded figures).*
- VI. **COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE:** **Committee needs Board approval on the following guideline changes to house painting, signs, flags and roof tiles.**  
  
*Motion made to approve all four (4) guideline changes. Motion carried. Catherine Klein and Harold Seligmann opposed.*
  - **SOCIAL COMMITTEE:** *No Representative present.*
- VII. **COMMUNITY MANAGER'S REPORT, see front of Bd pkt:** *Items discussed were; Woodlands CD moved to Biltmore Bank of Arizona @ 0.95% APY and Nationwide moved to Chase Bank Money Market @ 0.25% APY, addressed signage matters with Safeway and Taco Bell, tile installed in activity room, attended Justice Court hearing, received \$1380 and several other homeowners placed on a payment plan, seven (7) liens were filed, letters stolen and replaced from monument signs, graffiti continues to be a problem, Parcel 6 homeowner reported a burglary, AWDL tree service continues with higher trash removal costs, removed six trees on main*

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*road with some to be replaced, Dunn Edwards increasing their paint prices, new homeowner has an internet business selling guns and made the police aware of such, solicitation continues to be a problem, forty-six (46) mail kiosks painted in NW part of community, changes made to main monument renovation plan, Sonoran Vista Reserve Study underway, Reed painting's next phase will be the view fencing in Parcels 10, 11 and 40.*

- VIII. UNFINISHED BUSINESS:** *No Unfinished Business.*
- IX. NEW BUSINESS: NONE:** *No New Business.*
- X. ADJOURNMENT:** *Motion made to adjourn meeting at 7:35 pm. Motion carried.*

