

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**SEPTEMBER 12, 2006**

**MINUTES**

**5:45 – 6:00 pm**

**Board met with Architectural Committee regarding Architectural Appeals**

**6:00 – 6:30 pm**

**APPEALS**

- I. **CALL TO ORDER:** *Meeting Called to order at 6:00 pm*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Rick Nowell, Harold Seligmann, Alan Witzer, Al Tobey and Virgel Cain.*
- III. **ARCHITECTURAL APPEALS**
  - ✚ **6:00 pm: (Sherri Shaw 43A/63), appealing disapproval of a permanent basketball hoop in the front of home on driveway: Motion made to deny the appeal. Motion seconded and carried.**
  - ✚ **6:05 pm: (Clay & Sue Underdown 1/11), appealing disapproval of natural perimeter fence and playground set: Motion made to deny the appeal. No second, motion failed. Motion made to defer the appeal for 60 days to give the homeowner the opportunity to resubmit a more detailed plan. Motion seconded and carried.**
  - ✚ **6:10 pm: (Mark Snay 43A/129), Appealing \$100 fine for tearing down Association wall for pool installation without prior Architectural Committee approval: Motion made to deny the appeal. Motion seconded and carried.**
  - ✚ **6:15 pm: FYI, Bruce Taylor's Shed, Board granted Mr. Taylor two months to lower his shed (7-11-06 Bd Mtg) He has not complied; this will become a compliance issue as of 9-12-06: After giving the homeowner two months to make the change to the shed; no change has been made. This will be turned over to the compliance department to take action.**

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**IV. COMPLIANCE APPEALS**

- 6:20 pm: (Maureen Bemis 32A/170), Appealing \$50 monetary penalty for street parking violation: *Motion made to uphold the \$50 penalty as it exists. Motion seconded and carried. Note: Ken Bemis, spouse, appeared for homeowner.***
- 6:25 pm: (Jackie Foster 11/86), Appealing \$50 monetary penalty for trash can violation: *Motion made to disallow the appeal. Motion seconded and carried.***
- 6:30 pm: (Sal & Lucy Calabrese), Appealing \$100 monetary penalty for street parking: *Motion made to uphold this appeal as it stands. Motion seconded and carried. Al Tobey abstained.***

**V. ADJOURNMENT: *Motion made to adjourn meeting at 7:06 pm. Motion seconded and carried.***

**6:30 – 7:00 pm**

**Homeowner Question and Answer Period**

*Topics discussed were: recreational vehicle parking, problems with U. S. mail delivery, painting of community building, Tatum East/West project*

**7:00 pm**

**GENERAL MEETING**

- I. CALL TO ORDER: *Meeting called to order at 7:36 pm***
- II. VERIFICATION OF A QUORUM: *Quorum was met with the presence of Rick Nowell, Harold Seligmann, Alan Witzer, Al Tobey and Virgel Cain.***  
  
*Board made an announcement that effective September 11, 2006, they released the Community Manager from his duties.*
- III. APPROVAL AND ACCEPTANCE OF THE AUGUST 8, 2006 BOARD MEETING MINUTES: *Motion made to approve the minutes as written. Motion seconded and carried. Al Tobey abstained.***

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- IV. FINANCIAL REPORT, Ratify \$250,000 Amtrust CD motion and vote made at August Exec. Session Meeting:** *As of the end of August, there was \$1,325,000 in the bank. Around \$50,000 in total cash operating account. Roughly \$1,275,000 in investments in some form or another. Expenses running YTD is \$295,000.00. Reserve Study will be showing up in October. YTD room rental income \$5,800 with expenses coming in at \$8,900. The Association now has \$1,000,000 in CD's. **Motion made** to ratify a motion that a \$250,000 CD was opened at Amtrust Bank. Motion seconded and carried.*

**V. COMMITTEE REPORTS**

**✚ ARCHITECTURAL COMMITTEE**

- ✓ **MOTION AND VOTE ON TWO ARCHITECTURAL FINES, see Board pkt. Motion made** to uphold the fines as presented. No second. Motion failed. **Motion made** to table the two Architectural Committee fines until we get clarification. Motion seconded and carried.
  
- ✓ **DISCUSSION AND MOTION AND VOTE ON ACCEPTING NEW LANGUAGE ON FOUR GUIDELINES, see Bd pkt:**

***Basketball Goals:** The language on this guideline is supported by the Board. Accepted as presented.*

***Doors:** Board suggestion was to take out the words “**be considered and**”*

***House Painting:** Correct the spelling of the word “**pallet**” to **palette**. Did not approve of the **third color only in neighborhoods that currently have three color combinations**. Board does agree with asking for approval prior to painting the home.*

***Party and Perimeter walls:** Rewording needs to be done on this entire guideline; in particular when it comes to painting of the view fences.*

***Board recommended that a joint meeting between the Architectural Committee and the Board be scheduled to discuss changes to specific guidelines.***

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- ✚ **CLEAN UP COMMITTEE**, next clean up scheduled for **November 11, 2006 @ 8:00 am**
  
- ✚ **EVENT COMMITTEE:** *Back to School event was very well attended. Thirty-five children and eight parents. **Motion made** to approve the Halloween budget not to exceed \$500. Motion seconded and carried.*
  
- ✚ **SOCIAL COMMITTEE:** *A homeowner petition was presented to the Board requesting that a vending coke machine be installed in the community side of the administration building. Board will re-visit request. Staff will tape off dimensions given of a coke machine for visual effect and see if there is space available for a machine.*

**VI. COMMUNITY MANAGER'S REPORT**, see front of Bd pkt: *Items discussed were; Fight Back Program, number of condos sold, wash clean up, Toll Bros. project, landscaping timers and vandalism on Tatum Ranch.*

**VII. UNFINISHED BUSINESS**

- ✚ **UPDATE ON PAINTING THE BUILDING:** *Board needs to select a color.*
  
- ✚ **UPDATE ON TATUM EAST/WEST DEVELOPMENT MEETING:** *35-40 homeowners attended the special meeting on August 24<sup>th</sup>. There will be a commercial center at Pinnacle Peak and Cave Creek Rd. There will be 190 acres of commercial property.*
  
- ✚ **FINAL SOP ON TATUM RANCH RENTALS**, see Bd pkt: *Corrections to be made and presented at the October 06 Board Meeting.*
  
- ✚ **ANNUAL MEETING SCHEDULED FOR DECEMBER 2ND 10:00 TO NOON IN COMMUNITY CENTER**
  - ✓ **LANGUAGE FOR INVALID BALLOTS**, see Bd pkt *Pass information onto Association Auditor.*

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- ✓ **CUT OFF DATE FOR VOTING PURPOSES FOR HOMEOWNERS NOT IN “GOOD STANDING”**

*Check with Association accountant to see what a good cut off date for homeowners not in good standing.*

- ✚ **COMMUNITY ROOM COKE MACHINE, see Bd pkt:**  
*See information under the Social Committee report in these minutes.*

**VIII. NEW BUSINESS**

- ✚ **DRAFT OF 2007 BUDGET, see Bd pkt:** *Line items will be discussed at the October 06 Board meeting. Board Secretary and accountant need to discuss prior to meeting.*

- ✓ **DISCUSSION ON ANNUAL ASSESSMENT:** *The Association has accumulated enough money to adequately fund any and all possible Reserve requirements and therefore we should lower the assessments.*

*Motion made to reduce the quarterly assessments effective January 1, 2007 to \$81.00 (\$9.00 per qtr). Motion seconded and carried.*

- ✚<sup>2nd</sup> **PHASE OF 2006 TATUM RANCH WALL PAINTING, see Bd pkt:** *Corrected bid handed out to Board. Motion made to accept Reed Painting’s proposal for the second phase of wall painting subject to changing the wording with whatever ad on’s we find needed. Motion seconded and carried.*

- ✚ **USE OF COMMUNITY ROOM, see Bd pkt for letter from homeowner:** *Motion made to deny the request for the room rental on October 22, 2006 based on the letter submitted. Motion seconded and carried. Alan Witzer opposed.*

- IX. ADJOURNMENT:** *Motion made to adjourn the meeting at 9:58 pm. Motion seconded and carried.*