

TATUM RANCH
BOARD OF DIRECTORS MEETING
SEPTEMBER 19, 2007

MINUTES

5:30 – 5:45 pm

Board met with Architectural Committee regarding Architectural Appeal

5:45 – 6:00 pm

Appeals

- I. **CALL TO ORDER:** *Meeting called to order at 5:47 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was verified with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEALS**
 - ❖ **COCOMO JOE’S: Appealing Architectural Committee fine of \$1,000 for starting project without prior approval:** *Motion made in the absence of a Cocomo Joe’s representative that the fine stands as is. Motion withdrawn. Motion made that the fine be allowed to stand as is. Motion seconded and carried.*
- IV. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:00 pm. Motion seconded and carried.*

6:00 pm

Homeowner Question & Answer Period

Topics discussed were a Holiday Adopt-a-Family program for Tatum Ranch residents, a possible change in ownership for the Tatum Ranch Golf Club and holding the Holiday party in the community room instead of at the golf club.

*Motion made to permit Rose Slater and others to set up a table in the Administration Office to have donation jars during the fourth calendar quarter. Motion seconded and carried.
Alan Witzer opposed.*

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6:30 pm
GENERAL MEETING

- I. **CALL TO ORDER:** *Meeting called to order at 6:25 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum verified with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **APPROVAL AND ACCEPTANCE OF THE AUGUST 15, 2007 BOARD MEETING MINUTES:** *Motion made to approve the minutes with a change of the start time of the appeal portion of the minutes. Motion seconded and carried. Change time from 6:47 pm to 5:47 pm. Al Tobey abstained.*
- IV. **FINANCIAL REPORT:** *The Operating Account which counts as the Copper Classic Savings and the checking account totaled \$377,000 as of the end of August. Investments totaled \$1,373,000. YTD profits stand at \$225,000.*
- V. **COMMITTEE REPORTS**
 - ❖ **ARCHITECTURAL COMMITTEE:** *Guideline rewrite on house painting and homeowner perimeter wall painting: No discussion.*
 - ❖ **CLEAN UP COMMITTEE:** *Four homeowners showed at the last clean up. Next clean up scheduled for November 10, 2007.*
 - ❖ **EVENT COMMITTEE:** *Sixty children showed at the Back to School event. Holiday Boutique will be held in the community room on November 17th. Thirteen vendors have signed on for tables as of this date. Motion made to approve \$1500 for the Holiday Boutique. Motion seconded and carried. Alan Witzer abstained. Motion made to accept the budget of \$1900 for the Dessert with Santa event. Motion seconded and carried.*
 - ❖ **SOCIAL COMMITTEE:** *Rose Slater reported that the Fall season has begun.*

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VI. COMMUNITY MANAGER'S REPORT: *Items discussed were; re-vegetation of common area, vandalism and graffiti on Tatum Ranch, seventeen doggie stations have been installed, crime prevention meeting with Peggy Neely on October 23rd, working on next phase of community wall painting, landscapers still recovering and behind three weeks from the last storm damage and Community Manager working with City on storm damage within some of our washes.*

VII. UNFINISHED BUSINESS

❖ **ANNUAL MEETING DISCUSSION:** *Annual meeting is on December 1st from 10:00 am to Noon in the community room. Virgel Cain will check into speakers for the meeting.*

❖ **COMMUNITY ROOM ENHANCEMENTS, update from Jill Morse of JCM Design, see Bd pkt: Motion made** *to move forward with the project. Jill Morse will come in with a complete package for the Community Manager to review to include the sub-contractors, what they are doing, what their cost is along with the timeframes of the project. Project not to exceed \$35,000. Motion seconded and carried. Harold Seligmann opposed.*

Motion made to have the architect proceed and bring back drawings and preliminaries of a re-design of loggia area, card room etc. Motion seconded and carried.

❖ **UPDATE ON TATUM RANCH SURVEY:** *Slow going but making progress.*

❖ **UPDATE ON PEGGY NEELY'S CRIME MEETING ON OCTOBER 23 AT 6:30 PM:** *We are expecting a large turnout. Virgel Cain has invited a small number of Dove Valley residents to attend this meeting.*

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VIII. NEW BUSINESS

- ❖ **ROBERT'S RULES OF ORDER, discussion by Harold Seligmann:** *Motion made to adopt as a guideline, procedures in the book Robert's Rules of Order Newly Revised "In Brief" page 158, Item D. Procedure in Boards for informal procedure in small Boards. Motion seconded and carried. Alan Witzer opposed. Al Tobey abstained.*
- ❖ **HALLOWEEN PARTY:** *Board and staff to organize the Halloween Party. Virgel Cain will follow up on the Balloon artist, the face painter and the door prizes. Rick and DeLome will find crafts. Marcia will contact Tatum Ranch commercial vendors to see if they can donate food items or money to purchase the items.*
- ❖ **GRAFFITI ON TATUM RANCH, see Bd pkt:** *Working with Graffiti Busters and our handyman to remove graffiti as fast as possible.*
- ❖ **HAROLD REED, PAINTING OF COMMUNITY WALLS:** *Harold Reed painted 4,390 ft. of view fence and 1,575 ft. of block in 32A & 32B. Cost came in at \$34,673. YTD dollars spent on wall/view fence painting is \$52,000.*

- IX. ADJOURNMENT:** *Motion made to adjourn meeting at 9:32 pm. Motion seconded and carried.*