

**TATUM RANCH  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 17, 2008**

**MINUTES**

**5:45 – 6:15 pm**

**APPEALS**

- I. **CALL TO ORDER:** *Meeting called to order at 5:45 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **ARCHITECTURAL APPEALS: NONE**
- IV. **COMPLIANCE APPEALS: Decisions were made in the Board Executive Session**
  - 5:45 pm (12/194) appealing \$50 monetary penalty on non-compliant perimeter wall
  - 5:50 pm (11/78) deferred from August Bd Mtg; appealing \$50 monetary penalty for commercial vehicle parked in driveway and street
  - 5:55 pm (12/33) appealing monetary penalty on building repair
  - 6:00 pm (15/62) appealing \$50 monetary penalty for landscape maintenance
  - 6:05 pm (33/24) appealing \$100 monetary penalty for unapproved plant
  - 6:10 pm (12/93) appealing \$50 monetary penalty on landscape maintenance
  - 6:15 pm (2/29) appealing \$50 monetary penalty for non-compliant recreational equipment
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:21 pm. Motion carried.*

**6:25 pm**

**Homeowner Question and Answer Period**

***Board President of Tatum Greens questioned the paint color that their (Tatum Greens) wash view fence/walls were painted seven years ago. Color does not appear to be Brown Owl. Also, discussion on a dog barking nuisance.***

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**7:00 pm  
GENERAL MEETING**

- I. **CALL TO ORDER:** *Meeting called to order at 6:40 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. **APPROVAL OF ADOPTING TONIGHT'S PROPOSED AGENDA**  
*Motion made to move forward the final bullet point under unfinished business, patio re-do, to right after approving the agenda. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE JULY 16, 2008 BOARD MEETING MINUTES:** *Motion made to approve minutes as amended (correct spelling on Mr. Diamondstein's name). Motion carried. Alan Witzer abstained.*
- V. **FINANCIAL REPORT:** *As of the end of August there was \$1,900,000 in total of which there was \$525,000 between the operating account and the savings account. The CD's and investments were running at \$1,375,000. Community Manager to conduct an assessment of Copper Star Bank. Check into their loan portfolio, we need a bank statement and who is rating their bank; this needs to be verified. To date the Association has 81 foreclosures or potential foreclosures. Information is being collected for the Reserve Study.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE, Board to review Nuisance Policy and Procedure (see Bd pkt):** *Board requested the Community Manager to organize a meeting between the Board and the Architectural Committee to discuss the Nuisance Policy.*
  - **CLEAN UP COMMITTEE,** *next clean up is Nov. 8<sup>th</sup> @ 8:00 am.*
  - **EVENT COMMITTEE:** *No Representative present.*
    - **BLOCK & TALKS; DISCUSSION:** *Little information being passed onto staff.*
    - **HALLOWEEN PARTY SCHEDULED FOR OCT. 26<sup>TH</sup> 1-3 pm**  
*Board and Staff will host the Halloween Party.*

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- **CHRISTMAS PARTY SCHEDULED FOR DEC. 9<sup>th</sup> 6:30 – 8:30 pm**  
*Board and staff will host the Holiday Party at the Tatum Ranch Golf Club.*
- **SOCIAL COMMITTEE:** *No representative present.*

**VII. COMMUNITY MANAGER’S REPORT, see front of Bd pkt**  
*Items discussed were; seven trees have been replaced from the damage caused in the last storm, Sonoran Vista homeowner put claim in for damaged vehicle; his vehicle was hit by the S.V. gate, two mail boxes in Parcel 9A need to be replaced, Harold Reed Painting finished the light poles in Parcel 5 at a cost of \$1600, Graffiti continues to be a problem, collected \$11,000 in owed assessments and monetary penalties, Tatum Ranch resident apologized for setting fires in a wash area, still working on removing the play set in Morning Vista Mini Park, the Phoenix Fire Dept. wants Tuscany Village wants to clear their scenic corridor property of dead trees and debris (they consider it a fire hazard).*

**VIII. UNFINISHED BUSINESS**

- **UPDATE ON ANNUAL MEETING; TIMELINE, AUDITOR ACCEPTANCE (see Bd pkt) DISCUSSION ON SPEAKER, BRUNCH, ETC.** *Three positions open on the Board and two positions open on the Architectural Committee. Candidate applications due into the office by Noon on October 3<sup>rd</sup>. Small Brunch will be served. Board and staff looking into speakers for the meeting.*
- **RE-BIDS ON LOGGIA RENOVATION, see Bd pkt: Motion made to proceed with the loggia renovation and engage Mr. McLemore from Pinnacle Southwest, LLC to do the work subject to the provisions of the estimate. Motion carried. Community Manager to get answers to: (1) date of the proposal (2) how long is the proposed bid good for (3) date renovation can be started after the first of the year.**
- **INFORMATION ON PATIO RE-DO, see Bd pkt: Darryl Moore, of Shade Masters, presented a proposal for a shade structure (sails) for Association patio. Motion made to go ahead with the patio shade structure. Motion carried. Harold Seligmann opposed.**

*Community Manager to verify if Association needs City Building Permits, double check on height of posts and apply to Architectural Committee for approval.*

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*Jill Morse from JCM Design firm will bring a sample of patio chairs to the October Board Meeting.*

**IX. NEW BUSINESS:**

- **WELCOME COFFEE ON SATURDAY, OCTOBER 18<sup>TH</sup>  
FROM 9:00 – 11:00 am: *All Board Members available.***

**X. ADJOURNMENT: *Motion made to adjourn meeting at 9:20 pm. Motion Carried.***