

**SPECIAL MEETING OF THE TATUM RANCH
BOARD OF DIRECTORS**

February 2, 2004

Board Secretary to read "Opening Announcements"

- I. Call to Order:** *Meeting called to order at 6:26 pm*
- II. Verification of a Quorum:** *Verification of a Quorum was verified with the presence of Bill Budris, Tim Cocchia, Beverly Montgomery, Marty Bruckner and Andrew Heckel*
- III. Open discussion on fees and usage of community room:** *The President announced that this is the first of three meetings to gather information on fees and usage of the community room. This meeting was a fact finding meeting to share ideas between the board and homeowners. The below items are the items being discussed at all three meetings. Various opinions were shared between the Board and homeowners on the discussion items. No decisions on these items were made at this meeting. The following is the list of items, either discussed at length or mentioned to be discussed at another scheduled meeting.*
1. Who can rent the facility? (members/non-members/residents/business tenants)
 2. Rental fee amount
 - a. Members
 - b. Non-Members
 3. What is an appropriate deposit amount and when is it forfeit?
 - a. Security Deposit
 - b. Cleaning Deposit
 4. Do we have different deposit amounts for members versus non-members?
 5. Is there a minimum age restriction for rental?
 6. How is damage to the facility determined and what is the process for collecting reimbursement for damages?
 - a. Members
 - b. Non-Members
 7. Do we want to have recommended/endorsed vendors for the facility (i.e. security, catering, DJ/entertainment, etc...)
 8. What groups are allowed free/discounted rates for rental/use of the facility?
 9. If some groups are allowed free/discounted use of the facility, is it a breach of fiduciary duty to use all homeowner assessments to subsidize these groups?
 10. How will the approximately \$100k in additional incremental costs associated with usage/maintenance of the building be recovered?
 11. How will priorities be set when we have conflicting usage requests for the building?
 12. How far in the future will we allow usage requests to be made for the facility?
 13. What insurance requirements will be required for renters? Security requirements? Clean-up requirements?
 14. What hours will we allow rentals?
 - a. Daytime rentals 8am to 5pm
 - b. Evening rentals from 5pm to ?
 - c. Weekday (v) weekend rental hours
 15. Accept only cash or check, or will credit cards also be accepted?
 16. Different reduced/free rates for Tatum Ranch residents for open social events.
 17. Special discounted rates for public service/non-profit groups.
 18. Who will be staffing the community room for events and where will the funds to pay them come from?
 19. Will we have rentals of particular rooms at a different rate (i.e. card room or half of the community center)?
 20. What are the do's and don'ts of the facility (list being developed by staff for Board review).
 21. Will there be a phone available on the community center side?
 22. What will be the rules for alcohol and gambling use of the community center?
 23. Should we purchase a podium?

Insurance and liability issues need to be addressed. Community Manager will have more data on this item at the next meeting.