

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JANUARY 18, 2017

APPEALS MINUTES

- I. CALL TO ORDER:** *Meeting called to order at 6:00 pm.*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Neil Kenkel, Jeannie Marcil, Lee Eichman and Don Townsend.*
- III. APPEALS**
- **6:00 pm (32B//17) homeowner appealing Architectural Committee's approval of a stain on another homeowner's front door:** *Motion made to approve Appellant's request to override the Architectural Committee's approval of the red door. Motion carried. Neil Kenkel abstained and Lee Eichman voted no. FYI, President read the homeowner's letter into the record.*
 - **6:05 pm (31B/36) appealing Architectural Committee's disapproval of existing landscaping revamp)** *Motion made to approve the appeal as long as the project gets completed in 60 days. If the project goes beyond the 60 days, the homeowner will need to re-apply. Motion carried.*
- IV. ADJOURNMENT:** *Motion made to adjourn meeting at 6:37 pm. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner questioning the fine he received and another homeowner requested staff look into the online website complaint form that doesn't seem to be working.

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GENERAL MEETING

MINUTES

- I. **CALL TO ORDER:** *Meeting called to order at 6:38 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Neil Kenkel, Jeannie Marcil, Lee Eichman and Don Townsend.*
- III. **APPROVAL OF THE JANUARY 18, 2017 PROPOSED AGENDA:** *Motion made to approve. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 16, 2016 BOARD MEETING MINUTES (see Bd pkt, left side)** *Motion made to approve. Motion carried.*
- APPROVAL AND ACCEPTANCE OF THE SPECIAL BOARD MEETING MINUTES DATED DECEMBER 9, 2016 (see Bd pkt, left side).** *These minutes were read into this meeting. Motion made to approve the Special Board Meeting Minutes dated December 9, 2016. Motion carried.*
- V. **FINANCIAL REPORT (November/December 2016) see Bd pkt.** *As of year ending 12/31/16 Total Liquid Assets were \$2,520,413 and that consisted of the Total Operating Cash and Total Investments. Operating Funds were \$119,398. Total Savings were \$2,395,935. Investments alone were \$2,170,565. Restricted Reserves were \$738,830 and Total Reserve and Equity were \$3,363,077.*
- VI. **COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE:** *see front of Bd pkt for a candidate for one of the position openings on the Architectural Committee. Motion and vote needed to accept candidate. Motion made to approve Patrick Brown to serve on the Architectural Committee. Motion carried.*
 - **SOCIAL COMMITTEE:** *No Representative present*

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VII. COMMUNITY MANAGER'S REPORT (see front of Bd pkt) *Items discussed were; Transferred \$75,000 to Stearns checking Operating account, working on signature cards for CD's and checking accounts, four CD's are coming up for renewal, Dynamite Creek painted their building where they had taken down signage, working with Saddle Creek Coffee who put up a railing without Architectural Committee approval, had roof leaks fixed in manager's office and storage room, took out tree on patio outside the activity room because it was creating issues with roof, new carpet in the office is complete, the senior home going in at Lone Mountain has put in for a zoning change, Our new landscaping company, Luxor, started the first of the year, Manager is focusing on the natural look but well maintained, leaks at DWPE, south of Dixileta may need replacement, Spring planting will be in March, looking into replacing main monument lighting, gate at maintenance yard replaced because it was hit by the Waste Management roll-off truck, replaced two doggie waste stations and added waste can at each, lost 4 trees due to rain and age, two mail box kiosks are down and working with post office on repair, our Reserves are 80% funded at this time, received a quote for \$13,300 to replace motors on Sonoran Vista gate (Reserve Study says to replace in 2 years) and parcel 7 and parcel 40 are due for painting in 2017.*

VIII. UNFINISHED BUSINESS: NONE

IX. NEW BUSINESS

- **2016 AUDIT** (see Bd pkt) *Motion Made that we approve for a compilation. Motion carried.*
- **DATES AND TIME OF 2017 BOARD MEETINGS** (see Bd pkt for 2017 calendar) *Motion made to change the start time of the Board meeting to 6:15pm. Motion carried.*
- **SELECTION OF THE NOMINATING COMMITTEE CHAIRPERSON FOR THE 2017 ELECTION.** *Motion made to select Board Member, Don Townsend, as the Chairperson on the Nominating Committee. Motion carried.*

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MINUTES**

- **SELECTION OF BOARD MEMBER TO SERVE AS CHAIRPERSON OF THE ARCHITECTURAL COMMITTEE MEETINGS:** *Lee Eichman* will oversee the meetings in February and March; *Don Townsend* will oversee the meetings in April and May; *Tom Callahan* will oversee the meetings in June and July; *Jeannie Marcil* will oversee the meeting in August and September and *Neil Kenkel* will oversee the meetings in October, November and December.
- **REVIEW FUNDS DISURSEMENT POLICY (see Bd pkt) Motion made** to raise the Community Manager's limit to \$7,000. Two Board Members are still required to sign off on all checks over the Community Manager's limit. Motion carried.
- **REVIEW INVESTMENT POICY (see Bd pkt) Motion made** to keep the Investment Policy as written. Motion carried.
- **SPRING PLANTING (see Bd pkt): Motion made** to approve the budget for Spring planting. Motion carried.

X. **ADJOURNMENT: Motion made** to adjourn meeting at 8:14 pm. Motion carried.