

**TATUM RANCH
BOARD OF DIRECTORS**

NOVEMBER 20, 2019

**GENERAL MEETING MINUTES
29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

- I. CALL TO ORDER:** *Rick Nowell called the meeting order at 6:14 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Roy Brotherhood, Rick Nowell and Lee Eichman.*
- III. APPEALS**
- **ARCHITECTURAL APPEALS**-*none*
 - **COMPLIANCE APPEALS: 28/29** Appeal of \$50.00 Monetary Penalty for Trash Can Violation – Decisions was made in Executive session. Roy Brotherhood **made motion** to deny the appeal. Motion carried. (3, 0)
- IV. ADJOURNMENT:** *Rick Nowell **made motion** to adjourn at 6:17 pm.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner received letter regarding his security camera and sent an email to TRCA. He didn't receive an email in return or response to answer his questions. Discussion regarding the update to the guidelines, any visual change to the house needs an application and TRCA was in the process of updating the guidelines. The board explained the minutes need to be approved before they are posted on the website.

**GENERAL BOARD MEETING WILL DIRECTLY FOLLOW HOMEOWNER
QUESTIONS AND ANSWER PERIOD**

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- I. CALL TO ORDER:** *Rick Nowell called the meeting to order at 6:30 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met by Roy Brotherhood, Rick Nowell and Lee Eichman.*
- III. APPROVAL OF NOVEMBER 20, 2019 PROPOSED AGENDA:** *Roy Brotherhood **made motion** to approve the proposed agenda. Motion carried. (3, 0)*
- V. APPROVAL OF SEPTEMBER 18, 2019 BOARD MEETING MINUTES:**
*Rick Nowell **made motion** to approve the September Board Meeting Minutes as amended. Motion carried. (3, 0)*
- VI. FINANCIAL REPORT FOR SEPTEMBER/OCTOBER:**
*Lee Eichman presented the financial report:
Total Liquid Assets: \$2,646,101.07
Operating Funds: \$140,128.47
Total Investments/Savings: \$2,505,970.60
Restricted Reserves: \$1,127,199.58 119% funded (TRCA only)*
- VI. COMMITTEE REPORTS:**
- **ARCHITECTURAL COMMITTEE:** *There will be only one Architectural meeting in December with the date being December 16, 2019.*
 - **SOCIAL COMMITTEE** – *Kathy Beckler presented information on the Halloween Bash. We had a great time with lots of families. We had new faces and familiar ones. It was well participated. The children enjoyed the cupcakes, juice, popcorn, face painter, balloon creations and prizes.*
- VII. COMMUNITY MANAGER’S REPORT:** *Scott Flanery presented the Manager’s Report.*

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VIII. UNFINISHED BUSINESS

- **Sell or lease of land:** *No current updates*
- **Proposal for New Homeowner Brunch & Info Package:** Rick Nowell **made motion** to move forward with this and try to have a New Homeowner Brunch at least three times a year. Motion carried. (3, 0)
- **Irrigation Mainline-Lone Mountain:** Lee Eichman **made motion** to approve Luxor Landscaping Inc. Option 1 Contract. Motion carried. (3, 0)

IX. NEW BUSINESS

- **January Board meeting date:** Rick Nowell **made motion** to accept the calendar dates as presented. Motion carried. (3, 0)
- **Proposed revision to Guideline #1:** Lee Eichman **made motion** to approve as presented. Motion carried. (3, 0)
- **Proposed Plants to add to Approved Plant List:** Rick Nowell proposed to move item 3 to 2 for New Business. Lee Eichman **made motion** to add *Plumbago auriculata*, commonly known as Blue Plumbago to the plant list. (3, 0)

Rick Nowell **made motion** to disapprove the Japanese Sago Palm. Motion carried. (3, 0)

Callisterman, Little John (Bottlebrush) was tabled until the January meeting.

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- **Tatum Village Incorrect Title of Property:** Rick Nowell proposed to move item 4 up to 1 for New Business to accommodate the homeowner. Rick Nowell **made motion** to transfer ownership as submitted under the conditions listed. Motion carried. (3, 0)

- **Lien Fee Increase:** Rick Nowell **made motion** to increase to \$90.00. Motion carried. (3, 0)

- **Budget:** Roy Brotherhood **made motion** to accept as amended. Motion carried. (3 ,0)

X. ADJOURNMENT: Rick Nowell **made motion** to adjourn at 8:17 pm.

**AFTER THE GERNERAL MEETING, THE BOARD WENT INTO EXECUTIVE
SESSION TO DISCUSS MEMBER APPEALS AND LEGAL**

Signature: _____ **Date:** _____

Signature: _____ **Date:** _____

Tatum Ranch Community Association
MANAGER'S REPORT November 20, 2019

<u>Project</u>	<u>Status</u>	<u>Notes</u>
2019 Savings	Continuing	\$1000 in additional interest on Checking Account Reserve, Disconnected 3 APS irrigation meters not in use Saving \$900. Changed Storage lockers size Savings \$1200 per year, Found stuck irrigation valves leaking water Savings \$200 a month. Still looking for more. Liquid fertilization system gives us healthier plants and we have not needed to replace dead plants. Savings \$10,000 per year. Irrigation water was off for 3 months \$8,000, Irrigation run time is 1.5 hours, .5 hours less then last year savings \$5,000 because of fertilization system. Using Agave pups from current plants to place in areas that need plants. Change yard roll off service to Sonoran Ranch Services Saving \$500 per roll off. Savings \$10,000. Paint contract savings \$25,000. ACH Billing \$20,000 in unpaid fines and assessments billing sent out 2nd Qtr. WM billing at the office decreased by \$2400 year.
Banking	Continuing	Placed excess operating funds in Money Market to earn extra interest till funds are needed.
Commercial Properties	Continuing	A Self Storage company is going in on the empty lot behind Cobblestone Car Wash with construction starting First of 2020. A and C Properties has started the new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas. Should be
City of Phoenix	In Progress	I have been in contact with the City Street Dept, Mr Knudson, about the water drainage on Dixileta Dr. They are completing a survey of the road to assess what can be done and costs.
City of Cave Creek	In Progress	Kevin Howell from the last meeting has called to say that the city of Cave Creek wants to push forward with the pump site on the corner of Cave Creek and Tatum next to Circle K. Their preliminary site survey says it is tight by will fit a lift pump for the city of Cave Creek. They are now doing an elavations and site plan to present to Tatum Ranch and the City of Phoenix. City of Cave Creek inquired about lease or purchase of land off of Cave Creek Rd to place lift pumps for the city to get water from the CAP canal to their water treatment facility. Currently looking at the corner area infront of Circle K. We own the small lot that would house the above ground pump building. This would be close to their water line and in a commercial area that would not effect homeowners. We would have a choice to sell, lease or say no.
Community Building	Completed	No current issues.
Community Development	In Progress	Keystone Homes is starting to build on the west side of Tatum Ranch. Peak View and 44th Street in the ranch property area. Plan to start selling 1st Qtr of 2020
Delinquency Collections	In Progress	
Graffiti / Vandalism	In Progress	City of Phoenix removed graffiti from the water tank walls at Rancho Laredo and Cave Creek Rd
Financial	In Progress	Need to review signature requirements at banks because they are only talking to signature account holders.
Landscaping - Luxor	In Progress	WAPA Scheduled maintenance is being done and spraying preemergent is complete. They have completed all of the summer tree trimming. Tatum Ranch is now recycling 100% of the landscaping waste. Luxor chips all tree and shrub trimming to be taken to the City of Phoenix composting program.
Landscaping - General	In Progress	Landscape projects for the winter: 48th Street and Lone Mountain drainage next to SV. Lone Mountain Water mainline replacement. Wash cleanup at Roberta and 50th Street. Powerline trimming Recreational Trail area.

Tatum Ranch Community Association
MANAGER'S REPORT November 20, 2019

<u>Project</u>	<u>Status</u>	<u>Notes</u>
Legislative Update		No updates
Miscellaneous	In Progress	
Property Maintenance	In Progress	Work on the main monument landscape change is delayed till the weather cools or the monsoon start. Raul, Diane and I went and picked out plants for the monument. This made sure we all had the same visual idea for the monument. Raul will choose the plants and the 3 of us will do the grouping and placement.
Reserve Study - Master Association	In Progress	SV Reserve Study Completed. Will incorporate any work on the gate area. Added future gate work for the Lone Mountain gate in 15 years.
Annual Meeting	In Progress	2019 Meeting in December 7, 2019. Annual meeting packets have been mailed out and receiving RSVP.
Signage	In Progress	A and C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas. SuperPumper on Dynamite installed new signs on the building and street side. Circle K is submitting for new signage and building colors
Sonoran Vista	In Progress	Main Gate Advisory Committee has met several times. Looking at just gate replacement at this time. Need to get quote for painting walls in SV.
Software	In Progress	Eunify software has started. Accounting side is running. Working on getting detail information on violation and arch into the data base.
Sub-Associations	In Progress	The group of Tuscan residents met with their board and got the issues resolved. Basin cleaned up and water issues fixed.
Post Office	Continuing	No new issues at this time.
Wall Painting/Painting	In Progress	Need to get quote for Sonoran Vista Painting of walls. In January will put out bids for the next painting section for 2020
WAPA	In Progress	Trees will need to be trimmed again in the Fall. Will try for once a year trimming cost is \$4000 per section South and North. Need to do Recreational Trail area trees this winter.

NOTES
