

**TATUM RANCH  
BOARD OF DIRECTORS**

**JULY 17, 2019**

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

**6:15 PM**

**APPEALS**

- I. **CALL TO ORDER:** *Tom Callahan called meeting to order at 6:20 pm. on July 17, 2019.*
- II. **VERIFICATION OF QUORUM:** *Verification of Quorum was met with the presence of Les Horvath, Tom Callahan, Lee Eichman and Rick Nowell.*
- III. **APPEALS**  
**ARCHITECTURAL APPEALS**  
*None*  
  
**COMPLIANCE APPEALS**  
  
*6:20 p.m. (31B/62) Appeal for Monetary Penalty of \$50.00 for String lights on patio. Rick Nowell **made motion** to approve the appeal. (4, 0) Motion carried.*
- IV. **ADJOURNMENT:** *Tom Callahan **made motion** to adjourned meeting at 6:26 pm.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

*Homeowner commented on how he likes the colored issue of the July newsletter.*

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

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**AGENDA**

- I. **CALL TO ORDER:** *Tom Callahan called meeting to order at 6:33 pm.*
- II. **VERIFICATION OF QUORUM:** *Verification of Quorum was met with presence of Les Horvath, Tom Callahan, Lee Eichman and Rick Nowell.*
- III. **APPROVAL OF THE JULY 17, 2019 PROPOSED AGENDA:** *Rick Nowell **made motion** to approve agenda as proposed. Seconded and Motion carried. (4, 0)*
- IV. **APPROVAL OF THE MAY 15, 2019 BOARD MEETING MINUTES:** *Rick Nowell **made motion** to accept minutes as amended. Motion Carried. (4, 0)*
- V. **FINANCIAL REPORT FOR MAY/JUNE:**

*Lee Eichman gave financial report.*

*Total Liquid Assets: \$2,614,687.40 (Total Operating Cash + Total Investments.  
Operating Funds: \$177,380.14 (Alliance #7297 & Chase Bank). Total  
Investments/Savings: \$2,437,307.33 (From TRCA balance sheet). Restricted  
Reserves: \$1,103,231.15 109% funded (TRCA only)  
Les Horvath **made motion** to accept financial reports for May and June.  
Seconded and carried. (4, 0)*

**VI. COMMITTEE REPORTS**

**ARCHITECTURAL COMMITTEE** – *Scott Flanery suggested the Architectural Committee/Board have an open meeting to discuss guideline #29.*






**SOCIAL COMMITTEE** – *Jack Samuels let us know that the next Homeowner Appreciation: Wine, Cheese & Beer will be March 21, 2020.*

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**AGENDA**

- I. **COMMUNITY MANAGER'S REPORT** was presented by Scott Flanery.  
*In manager report, open compliant with the City of Phoenix about the water drainage on Dixileta Drive. Les Horvath **made motion** to include this issue on New Business tonight. (4, 0) Tom Callahan **made motion** the manager's report is given and then posted to the website after minutes are approved. Seconded and carried. (4, 0)*
- II. **UNFINISHED BUSINESS**
-  **Guideline #29: Patio Covers:** *Discussion of guideline in a future open meeting with Architectural Committee and Board of Directors*
  -  **Sell or Lease land - see mgr. report:** *Board will start thinking about the pros and cons in regarding sell/lease of property at the corner of Tatum Blvd and Cave Creek. Site plans will need to go to the Architectural Committee for approval and then Board.*
  -  **Mail box - see mgr. report:** *Manager recommends no action at this time.*
- III. **NEW BUSINESS**
-  **Annual Meeting Timeline:** *Les Horvath **made motion** to accept the timeline as written. Motion carried. (4, 0)*
  -  **Annual Meeting Speaker (Community Manager to discuss):** *Board suggestions were Jim Waring, Police Commander at Black Mountain and Police Chief Williams. Homeowner suggested recycling representative.*

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- ✚ **Vote to accept Don Townsend resignation:** *Manager will pursue someone to fill Don Townsend's position. Rick Nowell **made motion** for Scott to approach Roy Brotherhood to entertain a seat on the board. If so, he could start at the September meeting to fulfill Don's term as long as he is in good standing with the association, we would approve him. Motion seconded and carried. (4, 0)*
- ✚ **Homeowner complaint on Globe Chamomile:** *Tom Callahan replied to the homeowner with a letter on June 23, 2019. Les Horvath **made motion** for Scott to check with the Fire Department to see if we can have a meeting to look at the areas that appear to be possibly above average risk to make a determination for the board to review. Seconded and carried. Rick Nowell opposed. (3, 1)*
- ✚ **Computer Hardware Upgrade for the Office:** *Discussion on updating hardware, software and estimate provided from the manager*
- ✚ **Drainage Problem on Dixileta:** *Discussion on who to contact on the drainage problem. Les Horvath **made motion** to get quotes on cost from three drainage engineers and contact the city, concurrently. Motion denied. (1, 3)*

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**AGENDA**

- I. ADJOURNMENT: Les Horvath **made motion** to adjourn at 8: 22 p.m. Motion carried. (4, 0)*

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Tatum Ranch Community Association*  
**MANAGER'S REPORT July 17, 2019**

<u>Project</u>	<u>Status</u>	<u>Notes</u>
2019 Savings	Continuing	<b>\$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. 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.</b>
Banking	Continuing	<b>Placed excess operating funds in Money Market to earn extra interest till funds are needed.</b>
Commercial Properties	Continuing	A Self Storage company is going in on the empty lot behind Cobblestone Car Wash. Has submitted to the Arch committee and had a public meeting. They got conditional approval from the Arch committee by adding roof tiles to the roof line to blend with the Frys center. A and C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas.
City of Phoenix	In Progress	Opened a claimpliant with the city about the water drainage on Dixileta Dr. We are now getting excess water down Dixileta Dr that makes our basins overflow at Baker and Barwick. City opened a work order to review the issues. They will keep us informed. <b>No update from the city. May need a drainage engineering study to show the city that they made a mistake infront of Toll Brothers not allowing drainage from the street. They did not follow drainage guidelines from the city</b>
City of Cave Creek	In Progress	<b>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.</b> 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. Other option would be on the golf course desert land. This is a more costly option (second choice). Still waiting to hear back if the spot is good from an engineering stand point. (large enough space)
Community Building	Completed	<b>No current issues.</b>
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.
Delinquency Collections	In Progress	Tatum Ranch has turned 5 accounts to collections. As of today 2 have not responded for payments or payoff.

*Tatum Ranch Community Association*  
**MANAGER'S REPORT July 17, 2019**

<u>Project</u>	<u>Status</u>	<u>Notes</u>
Graffiti / Vandalism	In Progress	City of Phoenix removed graffiti from the wash culvert at 40th street and Desert Willow Park. These kids also started a tree on fire in this area. Currently cleaned up.
Financial	In Progress	Need to review signature requirements at banks because they are only talking to signature account holders.
Landscaping - Luxor	In Progress	<b>Weeds are the biggest thing needing attention this year. Scheduled maintenance is being done and weed cleanup is on going. They have started summer tree trimming.</b>
Landscaping - General	In Progress	We have had 4 small grass fires on Tatum Ranch in the past 2 months due to the dry winter weeds. With the weather and rains we have a lot of growth on plants and trees now this spring and summer. <b>Globe Chamomille- Contact several city offices to see who has say over the wash and removal of the invasive weed. Since the washes are NOAS we need the OK before we move to do any removal.</b>
Legislative Update		<p>SB1531 : Waiting for Gov to sign.</p> <ul style="list-style-type: none"> <li>• Provide regular statements of account to owners that include the current account balance due and a summary of all charges (the Jermaine Amendment clarifies that an owner may opt to receive statements electronically if provided by the association)</li> <li>• Extend the statutory lien extinguishment period from three to six years</li> <li>• Allow for an agent to collect credit card payments on behalf of the association (the Jermaine Amendment clarifies that a fee cannot be charged for cash or check payments)</li> <li>• Provide notice that an owner is delinquent and facing possible foreclosure via certified mail before turning an account over to collections</li> </ul>
Miscellaneous	In Progress	<b>Mailbox at Roy Rogers and 50th Pl. Topic from May Board Meeting. There is a city street light 35 feet from the box cluster. It is just not directly over the units. It has some light in the area. The boxes are the older style but the wind driven rain may have caused the wet mail. When reviewing the site I asked another homeowner if they ever had wet mail and they said no. Stucco and rusty parcel box was painted just this year.</b>
Property Maintenance	In Progress	<b>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.</b>
Reserve Study - Master Association	In Progress	<b>Ordered SV Reserve Study for later this year. Will incorporate any work on the gate area. Added future gate work for the Lone Mountain gate.</b>
Annual Meeting	In Progress	Start planning for 2019 Meeting in July.

*Tatum Ranch Community Association*  
**MANAGER'S REPORT July 17, 2019**

<u>Project</u>	<u>Status</u>	<u>Notes</u>
Signage	In Progress	A and C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas. <b>SuperPumper on Dynamite will be installing new signs on the building and street side.</b>
Sonoran Vista	In Progress	<b>Main Gate Advisory Committee has met several times. Looking at just gate replacement at this time. Note for reserve study that the back gates will need to be moved into Sonoran Vista and changed to swing gates when Lone mountain Rd is expanded to 5 lanes in 15 to 20 years. Start the savings process with the reserve study.</b>
Software	In Progress	The accounting software we use, Voyager 2000, support and updates are being discontinued at the end of 2017. Limited support in 2018. Have contacted Caliber, Eunify, Tops, VMS and Asyst. Caliber is the top choice.
Sub-Associations	In Progress	Tatum Greens and Tatum Village and Tuscana No change
Post Office	Continuing	<b>Post Office had me tear down 3 kiosks this past month. They replaced those units with the new high security clusters. The reasons were worn out unit doors and poor access from the back on one unit. These are now all front load units.</b>
Wall Painting/Painting	In Progress	Wall painting completed.
WAPA	In Progress	<b>We have relocated 5 large Ocotillos from under the powerlines to new homes on Tatum Ranch. 3 Ocotillos still to move. Trees will need to be trimmed again in the winter. Will try for once a year trimming.</b>

**NOTES**
