

**TATUM RANCH
BOARD OF DIRECTORS**

JULY 15, 2020

**GENERAL MEETING MINUTES
28911 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

APPEALS

- I. CALL TO ORDER:** *Tom Callahan called the meeting to order at 6:15 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, David Roland, Roy Brotherhood and Chuck Teater.*

III. APPEALS

ARCHITECTURAL APPEALS:

6:15 pm 14/85: Appeal of \$25.00 Monetary Penalty for installing Pergola without prior approval of the Architectural Committee. **Motion made to deny the appeal. Motion Carried. (5,0)**

6:20 pm 9A/30: Appeal for the Disapproval of the Application to install Gazebo. **Motion made to deny the appeal. Forty-five days to remove the gazebo. Motion Carried. (5,0)**

COMPLIANCE APPEALS:

6:25 pm 32A/90: Appeal of the Monetary Penalty of \$150.00 for Overnight Street Parking. **Motion made to deny the appeal. Motion Carried. (5, 0)**

6:30 pm 09A/105: Appeal of the violation for the palm tree in the rear yard. (No penalties applied.) No Monetary Penalty to Appeal.

6:35 pm 40/146: Appeal of the Monetary Penalty of \$50.00 for large clock on the outside wall. Needs Architectural Committee Approval. (No penalties applied.) **Motion made to deny this applicant's appeal. Motion carried. (5, 0)**

**TATUM RANCH
BOARD OF DIRECTORS**

JULY 15, 2020

**GENERAL MEETING MINUTES
28911 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

APPEALS

6:40 pm 091/117: Appeal of the Monetary Penalty of \$50.00 for Overnight Street Parking. ***Motion made to approve the appeal and waive the \$50.00 penalty. Motion carried. (5,0)***

Motion made to allow the vehicle until August 8, 2020. Motion carried. (5, 0)

6:45 pm. 15/100: Appeal of the Monetary Penalty of \$150.00 plus late fees for Overnight Street Parking. (No penalties applied.) ***Motion made to deny the appeal. Motion carried. (5, 0)***

6:50 pm 32A/134: Appeal of the Violation for Overnight Street Parking. (No penalties applied.) ***Motion made to deny the appeal. Motion carried. (5, 0)***

IV. ADJOURNMENT: *Meeting was adjourned at 7:08 pm.*

**GENERAL BOARD MEETING FOLLOWED DIRECTLY AFTER HOMEOWNER
QUESTION AND ANSWER PERIOD**

Discussion on candidate endorsement for school board. No action taken.

**TATUM RANCH
BOARD OF DIRECTORS**

JULY 15, 2020

**GENERAL MEETING MINUTES
28911 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

- I. CALL TO ORDER:** *Tom Callahan called the meeting to order at 7:12 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, David Roland, Roy Brotherhood and Chuck Teater.*
- III. APPROVAL OF JULY 15, 2020 PROPOSED AGENDA:** *Motion made to approve the agenda. Motion Carried. (5, 0)*
- IV. APPROVAL OF MAY 20, 2020 MEETING MINUTES:** *Motion made to approve meeting minutes as amended. Motion Carried. (5, 0)*
- V. FINANCIAL REPORT FOR MAY/JUNE 2020:** Treasurer presented the financial report.

May Totals:

- a. *Total Liquid Assets: \$2,838,256.76*
- b. *Operating Funds: \$72,166.62*
- c. *Total Investments/Savings: \$2,766,090.15*
- d. *Restricted Reserves: \$1,197,199.58 113% funded*

June Totals:

- a. *Total Liquid Assets: \$2,902,588.40*
- b. *Operating Funds: \$224,455.15*
- c. *Total Investments/Savings: \$2,678,133.30*
- d. *Restricted Reserves: \$1,141,406.06 108% funded*

**TATUM RANCH
BOARD OF DIRECTORS**

JULY 15, 2020

**GENERAL MEETING MINUTES
28911 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

VI. COMMITTEE REPORTS

- **ARCHITECTURAL COMMITTEE:** *None.*
- **SOCIAL COMMITTEE:** *The Homeowners Appreciation/Wine, Cheese & Beer has been scheduled to occur in March of 2021 at Tatum Golf Club. Event date has been moved due to state requirements for COVID.*

VII. COMMUNITY MANAGER'S REPORT: *Community Manager presented his report.*

VIII. UNFINISHED BUSINESS

- **NEW TRUCK:** ***Motion made** to approve purchase of a new truck, give manager the authority to negotiate the best price. Email board members. Motion carried. (5, 0)*
- **CHAIRS FOR COMMUNITY ROOM:** ***Motion made** to approve purchasing new chairs from Specialized Office Systems, Lorell Upholstered Stacking Chairs. Motion carried. (5, 0)*
- **ARCHITECTURAL COMMITTEE:** *Clarification of the number of members for the Architectural committee which is made up of 1 board member plus 4 members.*

IX. NEW BUSINESS:

- **IMPROVEMENT AT THE SOUTHWEST CORNER OF CAVE CREEK ROAD AND TATUM BOULEVARD:** *Discussion only.*

**TATUM RANCH
BOARD OF DIRECTORS**

JULY 15, 2020

**GENERAL MEETING MINUTES
28911 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

- **RESIDENT PERIMETER WALL PAINTING:** *Board suggestions: Compliance to continue to send out letters, write an article in the Tatum Talk newsletter regarding the painting of the perimeter wall, Luxor Painting to place an ad in the newsletter and/or interview Luxor Painting for the Commercial Spotlight.*
- **ANNUAL MEETING TIMELINE:** *Nominating Committee discussed. **Motion made** for Chuck Teater as chairman of the Nominating Committee. Motion carried. (5, 0)*

X. ANNUAL MEETING SPEAKER SUGGESTIONS: *Discussion*

- **Senator Heather Carter**
- **Jim Waring**
- **Nancy Bartow**
- **Arizona Representative John Allen**
- **David Schweikert**

XI. ADJOURNMENT: *Meeting adjourned at 8:38 pm.*

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

Signature: _____

Date: _____

Signature: _____

Date: _____

Tatum Ranch Community Association

MANAGER'S REPORT July 15, 2020

| <u>Project</u> | <u>Status</u> | <u>Notes</u> |
|-----------------------|---------------|--|
| | | |
| Banking | Continuing | ACH payments for the assessments. We have stopped taking new homeowners' information to do ACH. We currently have about 500 homeowners on ACH payments. That is where we have their banking information and pull the money ourselves from their bank accounts. This is one area that we have a lot of risk of liability if we have a breach of security on the server for Tatum Ranch. We are currently telling ACH homeowners that as of Jan 1 st , 2021 we will not be using ACH for payment of assessments. Note added to statements and in Tatum Talk currently. |
| Commercial Properties | Continuing | A Self Storage company has started construction on their building in the Fry's complex. |
| City of Phoenix | In Progress | Dixileta Dr and DWPE south of Dixileta will get a mill and overlay of the roadway next year. |
| City of Cave Creek | In Progress | No new updates on the City of Cave Creek purchase of the Cave Creek Rd and Tatum corner. |
| Community Building | Completed | No current issues. We have started coffee and sewing groups in the community building. Starting with those that work well with social distancing. The cards and poker players are on hold right now. |
| 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. Cachet homes is starting a new development that would be off Peak View just after the Toy Barn. They have brought to our attention that the concrete channel that would be between us needs to be cleaned out. I have placed it on the December project list. |
| Desert Willow Park | In Progress | The city's Desert Willow Park is now more calm in the evenings. The Parks dept. has an employee on site till 10pm to close the gates and call in any illegal activity. Seems to have worked well in bringing the park back to normal. The test will be this fall when the temperatures changes and the teens try to return to the park for parties. The graffiti and vandalism has also stopped. The city has cleaned out the culverts that run under the roadway and connects the wash that runs through the park. Tatum Ranch will have to clean out the upstream area off DWPW and Rancho Terra this winter. |
| Graffiti / Vandalism | In Progress | Had 3 graffiti tags near Via Dona and 45th Street. They were placed on homeowner walls. |
| Financial | In Progress | Continue the change over of board signatures as CD's mature. |
| Landscaping - Luxor | In Progress | They have started tree service this month. Wash fire breaks will be completed by the end of July. Taking longer do to larger quantity of material to remove from the last years growth. |

Tatum Ranch Community Association

MANAGER'S REPORT July 15, 2020

| | | |
|------------------------------------|-------------|--|
| Landscaping - General | In Progress | GLOBE CHAMOMILE- Need to be looking and thinking about how to deal with the weed issue going forward on Tatum Ranch. With these wet winters we will continue to have a large growth of the Globe Chamomile. We find that Globe Chamomile must be sprayed with Pre and Post emergent after removal if removed before it dries out. The weed just grows right back in weeks if you just remove it and leave the area alone. The downside is if we remove when dry, we just spread the seeds for next years new weeds. (Firebreak areas) |
| Legislative Update | | Following the weekly updates from Mulcahy and others on COVID-19 issues. |
| Miscellaneous | In Progress | Maricopa County has taken over responsibility on 48 th Street and Lone Mtn. just east of Sonoran Vista. The county has completed the road work off Lone Mountain on 48 th street. We will add some agave this fall to prevent any erosion.. |
| Property Maintenance | In Progress | Increased Doggie Station locations by 5. Added 2 new trash cans with dispensers and added dispensers to 3 locations that had none. |
| Reserve Study - Master Association | In Progress | Need a Tatum Ranch Reserve Study ordered this summer 2020 |
| Annual Meeting | In Progress | The process starts in August. |
| Signage | In Progress | Political signs are going up now till November. |
| Sonoran Vista | In Progress | Gate has been installed. Added a new emergency entrance device for fire and ambulance for quick access. IR signal opens the gate for them. Need to finish the pedestrian gate to finalize later this year. |
| Software | In Progress | Working towards homeowner portal to open this summer to allow HO access to account history. |
| Sub-Associations | In Progress | Tatum Greens is changing management group to "The City" starting August 1 st . |
| Post Office | Continuing | We have removed 2 kiosks since the last meeting. |
| Wall Painting/Painting | In Progress | Sonoran Vista and Parcel 32A, B and parcel 43 Painting of common wall painting is complete. Mailbox kiosk painting is complete. |
| WAPA | In Progress | Basins mowed. Need to top about 4 saguaros that are to high and not good enough to move. Will trim the tops of the trees again in December time frame. |

NOTES

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |