

**TATUM RANCH  
BOARD OF DIRECTORS**

**MAY 20, 2020**

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

**APPEALS**

- I. CALL TO ORDER:** *Meeting called to order at 6:15 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, David Rolland, Roy Brotherhood, and Chuck Teater.*
- III. APPEALS**
- ❖ **ARCHITECTURAL APPEALS:**
- 6:15 pm 43A/205** *Appeal Architectural Committee fine of \$50.00 for installing solar security lights without prior approval. **Motion made** to deny the appeal of the \$50.00 Architectural Committee's Fine. Motion Carried. (5,0)*
- 6:20 pm 43A/205** *Appeal of disapproval due to Insufficient Information on application of Architectural Design Review for installing solar security lights without prior approval from Architectural Committee. **Applicant withdrew the second appeal.***
- 6:25 pm 43A/44** *Appeal of Architectural Committee's Conditionally Approved gazebo. **Motion made** to approve the appeal and must be removed within thirty days. Motion carried. (5, 0)*
- ❖ **COMPLIANCE APPEALS:** *None.*
- IV. ADJOURNMENT:** *Meeting was adjourned at 7:08 pm.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

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

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- I. CALL TO ORDER:** *Meeting was called to order at 7:08 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, Roy Brotherhood, David Rolland, and Chuck Teater*
- III. APPROVAL OF MAY 20, 2020 PROPOSED AGENDA:** *Motion made to approved as amended. Motion Carried. (5, 0)*
- IV. APPROVAL OF April 9, 2020 SPECIAL BOARD MEETING:** *Motion made to approve the minutes of Special Board meeting on April 9, 2020 as amended. Motion Carried. (5, 0)*
- V. APPROVAL OF MARCH 18, 2020 MEETING MINUTES:** *Motion made to approve as amended. Motion Carried. (5, 0)*
- VI. FINANCIAL REPORT FOR MARCH/APRIL 2020:** *Treasurer presented the financial report.*
  - a. Total Liquid Assets: \$3,022,718.00*
  - b. Operating Funds: \$258,310.90*
  - c. Total Investments/Savings: \$2,763,756.17  
From TRCA Balance Sheet)*
  - d. Restricted Reserves \$1,187,199.58*
- VII. COMMITTEE REPORTS**
  - ❖ **ARCHITECTURAL COMMITTEE:** *None.*
  - ❖ **SOCIAL COMMITTEE:** *June 1, the Community Room will be open for Coffee, Knitting, Quilter's and Book Club. All card games and Mah Jongg will remain closed until September 2020.*

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**VIII. COMMUNITY MANAGER'S REPORT:** *Community manager presented his report.*

**IX. UNFINISHED BUSINESS**

- ❖ **NEW TRUCK:** *Community manager will do further research on a truck.*
- ❖ **CHAIRS FOR COMMUNITY ROOM:** *Community manager will do further research on chairs.*

**X. NEW BUSINESS:**

- ❖ **LANDSCAPE TRIMMING:** *Reviewed landscaping contract on the method used on trimming the plants. Community manager will meet with the landscaper and follow up with a letter.*
- ❖ **TATUM TALK NEWSLETTER:** *Discussion on proofreading/editing of the newsletter in the future.*
- ❖ **ARCHITECTURAL BOARD MEMBERS:** *Discussion on the number of members on the Architectural Committee.*

**XI. ADJOURNMENT:** *Meeting was adjourned at 9:59 pm.*

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

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

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

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

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

# Tatum Ranch Community Association

MANAGER'S REPORT May 20, 2020

<u>Project</u>	<u>Status</u>	<u>Notes</u>
State Trust Land	Continuing	Monday 5/11/20, 40 <sup>th</sup> and Lone Mtn area had a wildfire on the state trust land. Fire fighters had it under control quickly, but it burned up to 40 <sup>th</sup> street fence line. Possibly it was teenagers in the desert.
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 <sup>st</sup> , 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	City has changed the corner of 56th street and Dixileta to help the water flow to the Baker and Barwick Basin. Waiting to see if they add the drainage point at about 52nd street area into the channel. If they do it will solve all the problems.
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	<b>No current issues. Preparing to open the building for activities with homeowners. Starting with those that work well with social distancing. The card and poker players are on hold right now.</b>
Community Development	In Progress	<b>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. Cachet homes is starting a new development that would be off Peak View and backup to 43rd street drainage basin. 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.</b>
Desert Willow Park	In Progress	<b>The city's Desert Willow Park was filled with teens and young adults many nights. They were damaging property and graffiti. Back in March I requested the parks dept trim bushes and trees. They started that process within a week. Also ask Tim Mitten for more patrols from the police in the area. Also contacted PNP (part of Block Watch) for them to patrol at night if they can. Then April 30 the groups had grown larger. Then there was a knife fight and the next night a gun was fired at the park. The police are investigating everything. I asked the parks dept to step up the trimming and close the gate to the parking lot at night. Both have been done. Still have issues with graffiti on the tables from those who have not gone elsewhere. The park is relatively quite now. If they keep the gates closed the crowds should stay away. I have active communication with the Parks Dept and Tim Mitten on the issue currently.</b>
Graffiti / Vandalism	In Progress	<b>4/1/2020 A person was seen removing a fish hook cactus from the area by the landscape yard. A homeowner called the police that this looks like a theft. The police called me to the scene. I identified the cactus as ours and said that no one had permission to remove any cactus. The value of the cactus was estimated at \$700 retail. The cactus was recovered and replanted elsewhere. The police have all information and sent it to the detectives for investigation and charges. Waiting to hear from detectives.</b>
Financial	In Progress	Need to review signature requirements at banks because they are only talking to signature account holders.

# Tatum Ranch Community Association

MANAGER'S REPORT May 20, 2020

Landscaping - Luxor	In Progress	Weeds have been the highest priority for Luxor. They have spent time post emergent spraying on all thru streets and easement. They have started Pre-Emergent spraying this week for the summer weeds. Using a new company to get better results. Basin will be completed this week. Wash fire breaks will be completed in June.
Landscaping - General	In Progress	Lone Mountain Water mainline replacement is complete. Currently no issues. Had a water mainline break under the road at DWPW and Rancho Tierra. Had to run a smaller pipe through the old one to create a new sleeve. GLOBE CHAMOMILE- Need to be looking and thing about how to deal with the weed issue. As the year has progressed this weed is now more prevalent in the wash areas then last year. We must look at the possibility of having to take more weed control measures in the washes. With these wet winters we will continue to have a large growth of the Globe Chamomile.
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 <sup>th</sup> Street and Lone Mtn. They will be doing the road work and corrections in the coming weeks. They will be adding cement rip rap to the drainage of the big hole into the wash to the south.
Property Maintenance	In Progress	There was a grass fire started by teenagers in the basin off 40 <sup>th</sup> and Cascalote Dr. One tree burned. This happened before its scheduled cleanup. All basins area having the weeds and grass mowed. Then the trees are being trimmed so, that it does not touch the ground. This does not allow the transfer of a fire to the trees from the grass. Should a grass fire happen.
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	Architectoral Committee has approved some banners for business to show that they are open.
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.
Software	In Progress	Working towards homeowner portal to open this summer to allow HO access to account history.
Sub-Associations	In Progress	Tatum Village has changed their paint pallet to be the same as ours.
Post Office	Continuing	We have removed 2 kiosks since the last meeting.
Wall Painting/Painting	In Progress	Sonoran Vista painting complete and Parcel 32A and B Painting of walls. Working currently in parcel 43.
WAPA	In Progress	Basins mowed. Need to top about 4 saguaros that are to high and not good enough to move.

## NOTES
