

**TATUM RANCH
BOARD OF DIRECTORS**

MARCH 18, 2020

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

APPEALS

- I. CALL TO ORDER:** *Meeting was called to order at 6:15 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, Chuck Teater, David Roland, and Roy Brotherhood.*
- III. APPEALS**
- **ARCHITECTURAL APPEALS:**
- 6:15 PM: 32A/164:** *Appeal of TRC Investors LLC Architectural Committee's Conditional Approved application for removal of trees and replanting new trees. **Motion made** to table this issue. Motion carried. (5, 0) **Motion made** to table this issue until those interested get a chance to view the area. Date will be made for all to meet and decide. Special meeting will need a 48-hour notice to be placed on the website and bulletin board. **Motion carried.** (5,0)*
- 6:20 PM: 28/79:** *Appeal of Architectural Committee's Disapproval of application to install a cement path from driveway to gate and back yard. **Motion made** to approve appeal. Motion carried. (5, 0)*
- **COMPLIANCE APPEALS:** *None.*
- IV. ADJOURNMENT:** ***Motion made** to adjourn meeting at 6:42 pm.*

HOMEOWNER QUESTION AND ANSWER PERIOD

First discussion, homeowner received compliance letter regarding queen palm in rear yard. Second discussion, homeowner received compliance letter, situation in his life and on penalties. The last discussion, homeowner issued a complaint against one of his neighbor's front yard landscaping, ground cover if it is approved and plants growing over the sidewalk.

**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 7:10 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, Chuck Teater, David Roland, and Roy Brotherhood.*
- III. APPROVAL OF MARCH 18, 2020 PROPOSED AGENDA:** *Motion made to approve as amended. Motion carried. (5, 0)*
- IV. APPROVAL OF JANUARY 15, 2020 MEETING MINUTES:** *Motion made to approve as amended. Motion carried. (5, 0)*
- V. FINANCIAL REPORT FOR JANUARY/FEBRUARY 2020:** *Treasurer presented financial report.*
- a. Total Liquid Assets: \$2,801,839.02 (Total Operating cash + Total Investment)
 - b. Operating Funds: \$161,075.36 (Alliance #7297 & Chase bank)
 - c. Total Investments/Savings: \$2,801,838.02 (From TRCA Balance Sheet)
 - d. Restricted Reserves: \$1,167,199.58 (TRCA only)

VI. COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE:

Discussion about a homeowner that refused to submit more than one application for multiple projects and the need for individual application on multiple projects.

SOCIAL COMMITTEE:

Head of the Homeowner's Appreciation went to the Tatum Ranch Golf Club regarding the requirements they have to meet due the COVID 19. As a result, the Homeowner's Appreciation Evening would be moved to October. Deposits will be transferred and the same sign up list will be kept.

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

VIII. UNFINISHED BUSINESS:

- ✦ **2019 FINANCIAL STATEMENT:** *No questions on taxes or compilation.*

IX. NEW BUSINESS:

- ✦ **COVID 19** – *Closing of Community Room/no visitors in office*
- ✦ **Tatum Ranch Wall Painting:** ***Motion made** to accept Luxor's painting bid. (5, 0)*
- ✦ **Discontinue ACH:** *ACH statements will be discontinued by January 1, 2021. The Community Manager and Treasurer will meet to discuss what should be put in a letter to the homeowners and Tatum Talk.*
- ✦ **Form for Dumpsters:** *Revise and use.*
- ✦ **Revised Application for Design Review:** ***Motion made** to accept revised Application for Design Review. Motion carried. (5, 0)*
- ✦ **New Truck:** *Community Manager to gather information for May Board Meeting.*
- ✦ **Application for Architectural Committee – Robert Snyder:** ***Motion made** to accept applicant as a member on the Architectural Committee. Motion carried. (5, 0)*
- ✦ **Application for Architectural Committee - Alternate – Charles Arndt:** ***Motion made** to accept applicant as alternate on the Architectural Committee. Motion carried. (5, 0)*

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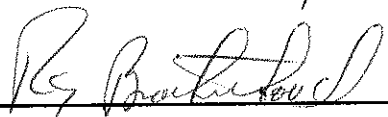
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✚ **New Chairs for the Community Room: *Motion made*** to move forward by having the community manager gather information for the May Board meeting. *Motion carried. (5, 0)*

X. ADJOURNMENT: *Motion made* to adjourn meeting at 8:56 pm.

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

Signature:  Date: 4 June 20

Signature:  Date: 6/4/20

Tatum Ranch Community Association

MANAGER'S REPORT March 18, 2020

<u>Project</u>	<u>Status</u>	<u>Notes</u>
2020 Savings	Continuing	
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 would be at risk of paying lost money and then credit monitoring for all homeowners for a year or two. Home owners have may options to pay today. I would like to reduce the number of ACH accounts by first not taking new ACH applications. Then canceling the ACH if they have NSF charge for an assessment ACH. Then in about a year send out a letter to tell the remaining ACH homeowners that we will stop doing ACH at the end of the year (2021?). This would give those home owners time to change the payment style they use. This would lower our financial risk exposure for banking.
Commercial Properties	Continuing	A Self Storage company has started contruction on their building. Dynamite Creek commercial development has a possible new owner. If he can get the city to change the parking calculations on the property, then he will go forward with the purchase. He is trying to get other resturants into the complex for lunch and dinner.
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 of 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	Complete d	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. Cachet homes is starting a new development that would be off of 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.
Delinquency Collections	In Progress	
Graffiti / Vandalism	In Progress	Had graffiti in Desert Willow Park and Toscana. Sidewalks and mailboxes were spray painted. Cleaned up in 48 hours.
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 March 18, 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. Weeds will continue to be a problem for the next few months.
Landscaping - General	In Progress	Lone Mountain Water mainline replacement is about complete. Finishing valve installs and then manufacture rep will assist in the proper programing of the controler.
Legislative Update		No updates
Miscellaneous	In Progress	
Property Maintenance	In Progress	Work on the main monument landscape change is scheduled for March 25 and 26.
Reserve Study - Master Association	In Progress	Need a Tatum Ranch Reserve Study ordered this summer 2020
Annual Meeting	In Progress	
Signage	In Progress	A and C Properties has placed its new signs at Frys and Safeway plazas.
Sonoran Vista	In Progress	Gate has been having issues with the gate builder. Should have in by the end of the month.
Software	In Progress	Eunify software has started. We are working well with the Eunify in getting the software set to our needs. Should have a homeowner portal ready to open this summer 2020.
Sub-Associations	In Progress	Tatum Greens has done the construction to fix an issue in the wash that is on their south side of the complex.
Post Office	Continuing	We have removed 2 kiosks this year so far.
Wall Painting/Painting	In Progress	Need to get quote for Sonoran Vista and Parcel 32A and B Painting of walls.
WAPA	In Progress	Trimmed trees in the fitness trail area this past month. Need to cut the tops of the remaining saguaros under the powerlines.

NOTES
