



## 2022 ANNUAL MEETING

### TATUM RANCH COMMUNITY ASSOCIATION

DECEMBER 3, 2022

#### MEETING MINUTES

- I. **Call to order - 10:00 am**
- II. **Verification of Quorum was Met-** Robert Snyder, Chuck Teater, Tom Callahan, and Rick Nowell
- III. **Verification of a voting Quorum...Closed Voting Process** – Quorum was met, and the voting was closed.
- IV. **Introduction of Board, Architectural Committee and Staff** – Scott Flanery introduce the Board of Directors, the Architectural Committee, and the Administrative Staff Members.
- V. **Guest speaker, Jim Waring, City Council Member** – Mr. Waring provided information on several topics like the low in manpower police department across the board is suffering the City of Phoenix services departments as well. The Fire Department is the only one to have a full manpower so far.
- VI. **Approval of the 2021 Annual Board Meeting Minutes** – Motion was made to approve 2021 Annual Board Meeting Minutes as presented. **Motion carried.**
- VII. **Financial report, budget projections for 2023** – Motion was made to approve budget projections for 2023 – **Motion Carried.**
- VIII. **President's report** – Rick Nowell discussed the success of the past year Community events.
- IX. **Community Manager's report and looking forward into 2023.** Scott Flanery gave a report on the events occurred in the Community Room (interior painting and updating of the community room, casino night, Halloween party and dessert with Santa, bingo night, monthly Saturday breakfast, coffee talk and card games). Information on the TRCA website, the HOA landscape ground sites (irrigation, new planting, materials removal, monument areas, and painting community wall/fencing). From the Architectural and Compliance departments was mentioned the top applications received during 2022: paint, gazebos, and windows. On Compliance issues vary daily. Another informed topic was the finances committee (Robert Snyder, Chuck Arndt and Mariah Kelly) and their work on reserve study and budget. The future focus on 2023 from the Community Manager's report was the homeowner's portal, website, trimming trees and the inflation impact.
- X. **Explanation of candidate process** – Scott Flanery explained the process.

- XI. Announcement of the new Board of Directors and Architectural Committee – Pandari Kubendran became a new member of the Board of Directors. Lisa Kuhlman and John Burghoffer became re-elected members of the Architectural Committee.**
- XII. Announcement of the 2023 Nomination Committee – Chuck Teater, Patrick Brown, and Scott Flanery.**
- XIII. Homeowner questions – Homeowner questions were answered by the Board of Directors.**
- XIV. Adjournment – 12:10 PM**

**Please note: During registration, members desiring to direct a question or comment to the Board of Directors may do so by completing a submittal card available at the registration table and placing it in the questionnaire basket prior to the Call to Order.**