

# *Tatum Ranch Community Association*

## **GENERAL MEETING**

**July 21, 2021**

### **Meeting Minutes**

**I. CALL TO ORDER:** 6:08pm

**II. VERIFICATION OF A QUORUM** – Tom Callahan, Rick Nowell, Chuck Teater, David Roland  
Roy Brotherhood

**III. APPEALS**

#### **ARCHITECTURAL APPEALS**

- i. Haberl Structure Appeal by Neighboring Homeowners -re: Gazebo 43A/204 – Motion was made to deny appeal – Motion Carried**
- ii. Andrew and Jennifer Porter Appeal of Disapproved Tree – 43A/050 - Motion was made to deny appeal – Motion Carried**

#### **COMPLIANCE APPEALS** – None

**IV. ADJOURNMENT:** 6:55pm

#### **HOMEOWNER QUESTION AND ANSWER PERIOD**

1. Homeowner discussed with the board about neighbor's landscape condition and wildlife activity. Board stated they were not responsible for the wildlife in the desert.
2. Homeowner discussed the car racing engines in the area of Tatum Greens. Suggested that he contact the city Police.

**GENERAL BUSINESS BOARD MEETING FOLLOWED THE  
HOMEOWNER QUESTION AND ANSWER PERIOD**

# *Tatum Ranch Community Association*

## **GENERAL BUSINESS MEETING July 21, 2021**

### **Meeting Minutes**

**I. CALL TO ORDER:** 7:17pm

**II. VERIFICATION OF QUORUM:** Tom Callahan, Rick Nowell, Chuck Teater, David Roland, Roy Brotherhood

**III. APPROVAL OF THE JULY 21, 2021, PROPOSED AGENDA** Motion was made to Approve the July 21, Meeting Agenda. **Motion Carried**

**IV. APPROVAL AND ACCEPTANCE OF THE MAY 19, 2021, BOARD MEETING MINUTES** - Motion was made to approve the May 19<sup>th</sup> Meeting Minutes. **Motion Carried**

**V. FINANCIAL REPORT FOR JULY/AUG 2021** - Motion was made to approve the May/June Financials. **Motion Carried**

### **VI. COMMITTEE REPORTS**

- i. ARCHITECTURAL LIAISON REPORT**
- ii. RESALE REPORT**

### **VIII. COMMUNITY MANAGER'S REPORT –**

- CDs
- Bank Accounts as an ICS sweep
- City will be adding left turn signals to Tatum and Dynamite.
- Our new website is complete.
- Homeowner Portal is now active for HO to view account status and violations.
- “What is Your HOA” video for the website.
- Community room available to homeowners for an indoor block party for Tatum Ranch residences.
- Fixed cool decking.
- Food Trucks the 2nd Thursday of every month
- Luxor Finished basin work and is doing wash work with regular maintenance.
- Landscape Contract will expire at the end of this year.
- Saturday 7/10/2021 we had a thunderstorm go through Tatum Ranch based on the damage.
- Replacement parts for the playground have been ordered.
- Planning has begun for the 2021 face to face Annual Meeting in our Community Room. Dec 4<sup>th</sup>
- The streets in Sonoran Vista will be seal coated by the end of the year.
- Tatum Village has approved a change to their paint selection.
- Wall painting contractor for 2021 will be Advanced Painting. Starts July 19th, 2021.

**IX. UNFINISHED BUSINESS**

*NONE*

**X. NEW BUSINESS**

**i. CHANGE TO COMMUNITY GUIDELINES FAQ**

- 1. Addition of the words “Design Guidelines” to page 2 - Motion was made to approve the May/June Financials. Motion Carried**

**ii. REVISING CC&RS – Mulcahy Law Firm, P.C.**

- 1. Electronic Voting – eUnify.**
- 2. 9 other items recommended by Mulcahy Law Firm, P.C. -3-page email.**
- 3. Vote Tally for association elections – 4 community members. Motion was made to have ballots mailed to our CPA, Pete Sarata then counted by community members. Motion Carried**

**XI. ADJOURNMENT – 8:24pm**

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