

Tatum Ranch Community Association

**GENERAL MEETING
September 15, 2021**

Meeting Minutes

I. CALL TO ORDER: 6:11pm

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

III. APPEALS

**ARCHITECTURAL APPEALS – 05044-02 APPEAL \$50.00 MONETARY FINE FOR
INSTALLING SOLAR DEVICES ON ROOF WITHOUT PRIOR APPROVAL OF THE
ARCHITECTURAL COMMITTEE. Motion to Deny Appeal – **Motion passed****

COMPLIANCE APPEALS -NONE

IV. ADJOURNMENT: 6:19

HOMEOWNER QUESTION AND ANSWER PERIOD

**GENERAL BUSINESS BOARD MEETING WILL FOLLOW THE
HOMEOWNER QUESTION AND ANSWER PERIOD**

Tatum Ranch Community Association

GENERAL BUSINESS MEETING

September 15, 2021

Meeting Minutes

I. CALL TO ORDER: 6:23pm

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

III. APPROVAL OF THE SEPTEMBER 15, 2021, PROPOSED AGENDA: Motion to Approve Proposed Agenda – **Motion passed**

IV. APPROVAL AND ACCEPTANCE OF THE July 21, 2021, BOARD MEETING MINUTES: Motion to approve with correction and to summarize Managers Report – **Motion Passed**

V. FINANCIAL REPORT FOR JULY/AUGUST 2021

VI. COMMITTEE REPORTS

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

VII. COMMUNITY MANAGER'S REPORT

- Chase Bank has largest savings
- Shutting down Voyager
- Espresso Yourself has been updated
- Putting the HOA 101 on website.
- Checking on security Camera price
- Raul has been out on Medical Leave for 1 week
- Black Poly cracking and splitting
- Saguars – Black ooz
- Meet & Great was a success
- Desert Willow – kids harassing Homeowners.

VIII. UNFINISHED BUSINESS - None

IX. NEW BUSINESS

- i. **INCREASE RESALE DISCLOSURE FEE FROM \$212.50 TO \$300.00** – More information needed.
- ii. **SONORAN VISTA SEAL COAT BIDS** – Motion to approve Seal Coating not to exceed \$20,000 – **Motioned Passed**
- iii. **LUXOR TREE REPLACEMENT** – Motion to approve as is – **Motion Passed**
- iv. **GUIDELINES FOR COMMUNITY LIVING – LIGHTING** Motion to approve with changes – **Motion Passed**
- v. **TREE APPROVAL** – Motion was made to deny approval – **Motion Passed**
- vi. **ELECTRONIC VOTING** – Board cannot address in time for 2021 voting
- vii. **2022 BUDGET** – Parcel 1 should be on a separate budget.
- viii. **GUIDELINE #47 – WINDOWS** – Motion was made to send back to ARC. **Motion Passed**
- ix. **HOMEOWNER APPRECIATION WINE AND CHEESE** – Office Manager to continue research for venue.

X ADJOURNMENT – 9:23pm

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