

**TATUM RANCH  
BOARD OF DIRECTORS  
SEPTEMBER 21, 2022  
GENERAL MEETING  
29811 N. TATUM BLVD.  
CAVE CREEK, AZ 85331**

**6:15 PM**

**MEETING MINUTES**

- I. **CALL TO ORDER** – The meeting was called to order at 6:15pm by Roy Brotherhood.
- II. **VERIFICATION OF A QUORUM** – Roy Brotherhood, Rick Nowell, Robert Snyder  
Chuck Teater, Tom Callahan

III. **APPEALS**

**ARCHITECTURAL APPEALS**

**COMPLIANCE APPEALS** – Lot 260045-03 Commercial Street Parking Appeal  
**\$50.00 penalty** – Motion was made to approve appeal. **Motion Passed (4-1)** Rick  
Nowell opposed.

- IV. **ADJOURNMENT: 6:28pm**

**HOMEOWNER QUESTION AND ANSWER PERIOD**

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

**TATUM RANCH  
BOARD OF DIRECTORS  
SEPTEMBER 21, 2022  
GENERAL BUSINESS MEETING  
MEETING MINUTES**

- I. **CALL TO ORDER** – The meeting was called to order at 6:39pm by Roy Brotherhood.
- II. **VERIFICATION OF A QUORUM** - Roy Brotherhood, Rick Nowell, Robert Snyder, Chuck Teater, Tom Callahan
- III. **APPROVAL OF THE SEPTEMBER 21, 2022, PROPOSED AGENDA** - no vote amendments and corrections made.
- IV. **APPROVAL AND ACCEPTANCE OF THE JULY 20, 2022, BOARD MEETING MINUTES**  
Motion was made to accept meeting minutes as amended - **Motion Passed (5-0)**
- V. **TREASURER’S REPORT AND FINANCIAL COMMITTEE REPORT FOR JULY/AUGUST 2022** – Motion was made to suspend funding to the Reserve Fund through the end of the year – **Motion Passed (5-0)**
- VI. **COMMITTEE REPORTS**
  - A. **ARCHITECTURAL COMMITTEE**
  - B. **COMPLIANCE REPORT**
  - C. **RESALE REPORT**
  - D. **SOCIAL REPORT**
- VII. **COMMUNITY MANAGER’S REPORT** – Report was given
- VIII. **UNFINISHED BUSINESS**
  - A. **REMODEL – ADMINISTRATIVE OFFICE, COMMUNITY ROOM, AND ACTIVITY ROOM**
    - i. **Window Coverings**
    - ii. **Acoustics**
  - B. **OFFICE POLICY AND PROCEDURE FOR EVOTING**
- IX. **NEW BUSINESS**
  - A. **2023 NEW BUDGET – TATUM RANCH AND SONORAN VISTA** -
  - B. **INCREASE RESALE FEE 20% TO 375.00** – Motion was made to increase resale fee  
**MOTION PASSED (5-0)** Motion was made to Amended Resale Effective 1/1/2023  
**Motion Passed (5-0)**

**C. CREATE A CAPITAL IMPROVEMENT FEE OF \$375.00 TO FUND RESERVE –**

Motion was made to create a Capital Improvement FEE OF \$375.00 **MOTION PASSED (5-0)** Motion was made to Amended Resale Effective 1/1/2023 **MOTION PASSED (5-0)**

**D. APPLICATION FOR APPROVED PLANT LIST – Cercis Occidentalis and**

Catharanthus roseus – Motion was made not to put Cercis Occidentalis on the approved plant list **MOTION PASSED (4-1)**

Motion was made not to put Catharanthus roseus on the approved plant list **MOTION PASSED (4-1)**

**E. RESERVE STUDY-Sonoran Vista and Tatum Ranch – Information given**

**X. ADJOURNMENT – A motion was made to adjourn at 9:27pm. Motion Passed (5-0)**

**AFTER THE GENERAL BOARD MEETING, THE BOARD ADJOURNED FOR THE EVENING**