

Tatum Ranch Community Association

GENERAL MEETING

MAY 19, 2021

Meeting Minutes

- I. **CALL TO ORDER:** 6:14pm
- II. **VERIFICATION OF A QUORUM** – *Quorum was met with the presence of Tom Callahan, Rick Nowell, Roy Brotherhood, Chuck Teater.*

III. **APPEALS**

ARCHITECTURAL APPEALS - *None*

COMPLIANCE APPEALS – *Safeway Plaza Scenic Corridor Tree Cutting – No action taken. Unable to appeal Board decision.*

IV. **ADJOURNMENT:** 6:26pm

HOMEOWNER QUESTION AND ANSWER PERIOD

- i. 6 Homeowners in Attendance
- ii. *What jurisdiction does the Real Estate Board have over Tatum Ranch Community Association, and would be bound by their decision. The Arizona Department of Real Estate administers has the statutory authority to hear disputes between homeowners and condominium or planned community Associations. A.R.S. § 32-2199.01.*
- iii. *Jack Samuels recently asked APS to paint electrical cabinets. They have painted eight cabinets between Tatum and Dynamite.*
- iv. *Jack Samuels asked the city to install a no U-turn at the intersection of Cave Creek and Tatum Blvd. Several issues have been noted at that intersection.*
- v. *Lavern Cummings – Discussed a rat problem in his yard. He stated that the neighbor needs to clean up his yard. He has involved the city. Mr. Cummings stated that the rats showed up a month ago. Board will go out and take a look at this area.*

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

Tatum Ranch Community Association

GENERAL BUSINESS MEETING

May 19, 2021

Meeting Minutes

I. CALL TO ORDER – 6:40

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

III. APPROVAL OF THE May 19, 2021, PROPOSED AGENDA - *Motion to approve – Motion Carried.*

IV. APPROVAL AND ACCEPTANCE OF THE MARCH 17, 2021, BOARD MEETING MINUTES –
Approved with modifications. Motion Carried.

V. COMPLETE AUDIT REPORT - PETE SARATA – 25% testing of disbursements – everything was fine. Receivables also came up reasonable. Salaries need to be looked at based on comparable audits. “Crew is a good one and works well together.”

VI. FINANCIAL REPORT FOR MARCH/APRIL 2021 – *Consolidated Balance Sheet does not reflect consolidation. Income and Expenses*

VII. COMMITTEE REPORTS

- i. ARCHITECTURAL LIAISON REPORT**
- ii. COMPLIANCE COORDINATOR REPORT**
- iii. RESALE REPORT**

VIII. COMMUNITY MANAGER’S REPORT –

New Tenants at Dynamite Creek – Loco J Taco. Saddle Creek Coffee is applying for a liquor license. City paved Dixileta Drive in April. Adding turn signals to Tatum and Dynamite this summer. New desktop computer installed for spare desk. New Website is almost complete. Many Favorable emails from our Homeowners on new website. Homeowner Portal is now active and running smoothly. Office Manager is now renting out the community center for various events. Keystone Homes is working well with Homeowners to handle any issues that arise. Asked the Park’s Department if there is any need for volunteers to spruce up the walls and facilities. Not right now due to covid. City has removed some graffiti on 40th street at Willow Park. Started basin work and will start fire breaks in June. City has emailed a couple of times regarding the visibility for cars on Tatum Blvd. Landscape contract will expire at the end of 2021. Will be on the September Board meeting agenda. Newsletter coordinates with new website’s look. Replacement parts for new playground have been ordered. Planning has begun for the 2021 face to face Annual Meeting in the Community Room. New signs for fitness trail have been replaced. Streets in Sonora Vista will be seal coated this year. Homeowners love new portal. Mailbox kiosk removed on 42nd place and Desert Willow Parkway West. Wall painting contractor was awarded to Advanced Painting and Contracting. Working on WAPA area North of Cave Creek Rd, one Friday a month.

IX. UNFINISHED BUSINESS

I. NONE

X. NEW BUSINESS

- I. PAINTING BID – Motion was made to awarded Advanced Painting and Contracting wall painting bid. Motion Carried.*
- ii. PLANT APPROVAL – Firestick, Elephant Foot, Lady Slipper – Motion was made to disapprove all – Motion Carried.*

ADJOURNMENT – 8:20pm

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