

**TATUM RANCH
BOARD OF DIRECTORS**

NOVEMBER 16, 2022 - 6:15 PM

GENERAL MEETING

**29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

MEETING MINUTES

- I. CALL TO ORDER – 6:15pm**
- II. VERIFICATION OF A QUORUM – Rick Nowell, Robert Snyder, Chuck Teater, Tom Callahan**
- III. APPEALS**

ARCHITECTURAL APPEALS – Parcel 40 Lot 40 – Appeal of the Architectural committee decision of birdfeeder nuisance. **Motion was made** to deny appeal. Motion carried (4-0)

COMPLIANCE APPEALS - NONE

- IV. ADJOURNMENT -6:43pm**

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner question – What happened to Roy Brotherhood?

Homeowners were informed that Roy Brotherhood stepped down for health reasons.

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

**TATUM RANCH
BOARD OF DIRECTORS
NOVEMBER 16, 2022
GENERAL BUSINESS MEETING
MINUTES**

- I. CALL TO ORDER – 6:45pm**
- II. VERIFICATION OF A QUORUM** - Rick Nowell, Robert Snyder, Chuck Teater, Tom Callahan
- III. APPROVAL OF THE, NOVEMBER 16, 2022, PROPOSED AGENDA** - Motion was made to approve proposed agenda. Motion carried (4-0)
- IV. APPROVAL AND ACCEPTANCE OF THE SEPTEMBER 21, 2022, BOARD MEETING MINUTES** – Motion was made to approve Meeting Minutes with amendments. Motion carried (4-0)
- V. TREASURER’S REPORT AND FINANCIAL COMMITTEE REPORT FOR SEPTEMBER/OCTOBER 2022** – Treasurer gave his report.
- VI. COMMITTEE REPORTS**
 - A. ARCHITECTURAL COMMITTEE**
 - B. COMPLIANCE REPORT**
 - C. RESALE REPORT**
 - D. SOCIAL REPORT**
- VII. COMMUNITY MANAGER’S REPORT** – Community Manager gave his report.
- VIII. UNFINISHED BUSINESS**
 - A. 2023 NEW BUDGET – TATUM RANCH** -Tabled for now. Board of Directors will have a special meeting on December 9, 2022, to approve 2023 budget.
- IX. NEW BUSINESS**
 - A. GUIDELINE 2** - Motion was made to approve the change to guideline 2. Motion carried (4-0)
 - B. CHITALPA TREE** - Motion was made to add Chitalpa Tree to the approved plant List. Motion carried (3-1) Rick Nowell opposed. **Motion was made** to impose a \$50.00fine for planting a tree without prior approval. Motion carried (4-0)
 - C. BOARD MEETING DATES** - Motion was made to approve 2023 Board Meeting dates. Motion carried (4-0)
- X. ADJOURNMENT – 8:46pm**

AFTER THE GENERAL BOARD MEETING, THE BOARD WENT INTO AN EXECUTIVE