

**TATUM RANCH  
BOARD OF DIRECTORS**

**MARCH 15, 2023**

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

**6:15 PM**

**MEETING MINUTES**

- I. **CALL TO ORDER:** Rick Nowell called the meeting to order at 6:16 pm.
- II. **VERIFICATION OF A QUORUM:** Quorum was met with the presence of Rick Nowell, Robert Snyder, Tom Callahan, and Chuck Teater.

III. **APPEALS**

**ARCHITECTURAL APPEALS** No Appeals

**COMPLIANCE APPEALS** No Appeals

- IV. **ADJOURNMENT:** Rick Nowell called for adjournment at 6:16 pm.

**HOMEOWNER QUESTION AND ANSWER PERIOD**

Judith Blank wanted to bring the Haberl dog barking issue before the board. She presented audio and video of the dogs barking. The Community Manager was tasked with reviewing the past dog barking issues at the Haberl residence and then update the board. The Community Manager will restart contact with the Haberl's about the barking.

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

**TATUM RANCH  
BOARD OF DIRECTORS**

**MARCH 15, 2023**

**GENERAL BUSINESS MEETING  
MEETING MINUTES**

- I. **CALL TO ORDER:** Rick Nowell called the meeting to order at 6:34 pm.
- II. **VERIFICATION OF A QUORUM:** Quorum was met with the presence of Rick Nowell, Robert Snyder, Tom Callahan, and Chuck Teater.
- III. **APPROVAL OF THE MARCH 15, 2023, PROPOSED AGENDA:** Robert Snyder motioned to approve the agenda. Motion carried (4-0).
- IV. **APPROVAL AND ACCEPTANCE OF THE JANUARY 18, 2023, BOARD MEETING MINUTES:** Tom Callahan made a motion to approve the minutes as amended. Motion carried (4-0).
- V. **TREASURER'S REPORT AND FINANCIAL COMMITTEE REPORT FOR JANUARY AND FEBRUARY 2023**
- VI. **COMMITTEE REPORTS**
  - A. **ARCHITECTURAL COMMITTEE:** Report attached.
  - B. **COMPLIANCE REPORT:** Report attached.
  - C. **RESALE REPORT:** Report attached.
  - D. **SOCIAL REPORT:** Presented by Ashley Newberg.
- VII. **COMMUNITY MANAGER'S REPORT:**

City of Phoenix is looking at the wash next to Tatum Greens for firebreak and clean up issues. Contacting the City of Phoenix and Tatum Greens to stay up to date. Sewer line was cleared by plumbers. Tree roots had clogged the line at the street line connection. Adding a new water heater to the community room. Used Robert Half for accounting services while looking for a new bookkeeper. Luxor landscaping was sent an email about the lack of manpower on the landscape crew and not completing maintenance as per the contract. Looking at roof repair for the community room. Took down one saguaro for rot.

## VIII. UNFINISHED BUSINESS

- A. **Health Insurance:** FYI for Board.
- B. **Budget Approval for 2023:** Motion to approve as submitted.

## IX. NEW BUSINESS

### A. BOARD OFFICER POSITIONS

Tom Callahan, voted Secretary for the Board of Directors.

**B. Luxor Landscaping Sale to Raul Ramos.** Board of Directors told of possible sale of Luxor Landscaping to Raul Ramos, the onsite supervisor.

**C. Financial Statement/Compilation for 2022:** Presented to the Board of Directors.

X. **ADJOURNMENT** Rick Nowell called for adjournment at 8:25 pm.

AFTER THE GENERAL BOARD MEETING, THE BOARD DID GO INTO AN EXECUTIVE MEETING.