

**TATUM RANCH
BOARD OF DIRECTORS
MAY 18, 2022**

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

6:15 PM

Meeting Minutes

- I. **CALL TO ORDER -6:16pm**
- II. **VERIFICATION OF A QUORUM – Roy Brotherhood, Rick Nowell, Chuck Teater, Robert Snyder, Tom Callahan joined the meeting at 6:25**
- III. **APPEALS**

ARCHITECTURAL APPEAL

120206-02 – Adding outside lights to fascia – Motion was made to deny appeal –

Motion Denied (4-1)

HOA Scope of Administrative Review – Submitted to Board in writing.

COMPLIANCE APPEALS

None

- IV. **ADJOURNMENT: 6:55**

HOMEOWNER QUESTION AND ANSWER PERIOD

- Homeowner wanted to thank the staff for how they handled the Homeowner Appreciation Evening.
- Monument Utility Fixture – Homeowner would like a 3-sided frame surrounding the eye sore.

Action item for next board meeting

- Parcel 7 Homeowner retiled entire roof. Color of the tile they picked is reddish. Tile approved 3 months ago

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

**BOARD OF DIRECTORS
MAY 18, 2022**

**GENERAL BUSINESS MEETING
Meeting Minutes**

- I. **CALL TO ORDER – 7:00pm**
- II. **VERIFICATION OF A QUORUM - ROY BROTHERHOOD, RICK NOWELL, CHUCK TEATER, ROBERT SNYDER, TOM CALLAHAN**
- III. **APPROVAL OF THE MAY 18, 2022, PROPOSED AGENDA – Motion to approve Proposed Agenda as amended– **Motion Carried (5-0)****
- IV. **APPROVAL AND ACCEPTANCE OF THE MARCH 16, 2022, BOARD MEETING MINUTES - Motion was made to approve Meeting Minutes as Amended – **Motion Carried (5-0)****
- V. **TREASURER’S REPORT AND FINANCIAL REPORT FOR MARCH/APRIL 2022 –**
Treasurer gave his report
- VI. **COMMITTEE REPORTS**
 - A. **ARCHITECTURAL COMMITTEE**
 - B. **COMPLIANCE REPORT**
 - C. **RESALE REPORT**
 - D. **SOCIAL COMMITTEE PROPOSED EVENT/BUDGET REPORT - Motion was made to approve an increase in the budget \$9,200 for Homeowner Events – **Motion Carried (5-0)****
- VII. **COMMUNITY MANAGER’S REPORT – Community Manager gave his report.**
- VIII. **UNFINISHED BUSINESS**
 - A. **ELECTRONIC VOTING EUNIFY VS VOTE HOA NOW- Motion was made to approve the use of VOTE HOA NOW, and not allow candidate videos– **Motion Carried (5-0)****
- IX. **NEW BUSINESS**
 - A. **THE ROLE OF BOARD OF DIRECTORS AND COMMITTEES AND HOW THEY INTERACT WITH THE COMMUNITY MANAGER AND THE OFFICE STAFF –**
Meeting on this topic was discussed after excusing the Community Manager and the Office Manager. No action taken.
 - B. **eVOTING BYLAW LANGUAGE – Motion was made to Amend the Bylaws as submitted – Motion Passed**
 - C. **ARC PROPOSED MOTION TO THE BOARD – No Action Taken**
 - D. **PAINTING INTERIOR OF COMMUNITY ROOM AND ADMINISTRATIVE OFFICE. PROPOSED ACOUSTIC SOLUTION - Motion was made to Table conversation until next Board Meeting on July 20, 2022 – Motion Passed.**
- X. **ADJOURNMENT – 9:22pm**
AFTER THE GENERAL BOARD MEETING, THE BOARD RETIRED FOR THE EVENING