

# **2017 ANNUAL MEETING TATUM RANCH COMMUNITY ASSOCIATION**

**December 2, 2017**

## **MINUTES**

### **Community Manager read the Opening Announcements**

- I. Call to Order:** *Meeting called to order at 10:05 am.*
- II. Certification of a Quorum:** *Quorum was met with the presence of Tom Callahan, Don Townsend, Lee Eichman, Jeannie Marcil and Neil Kenkel.*
- III. Introduction of Board, Architectural Committee and Staff:** *Board President, Tom Callahan, introduced the sitting Board of Directors, the Architectural Committee and the Staff.*
- IV. Guest speaker: Congressman, David Schweikert:** *The Congressman spoke about his Ways and Means Committee and the work they do. There are 24 Members on this Committee. Other items discussed were; Social Security and Medicare, Trade and the Tax Code. He mentioned that if you have Veteran Affairs (VA) issues, you can call his office and they will look into it.*
- V. Approval of the 2016 Annual Board Meeting Minutes:** *Motion made to approve the 2016 Board Meeting Minutes. Motion carried.*
- VI. Financial Report, budget projections for 2018:** *Board Treasurer, Lee Eichman, went over the YTD Financials and took questions from the Members.*
- VII. President's Report:** *Tom Callahan, Board President, spoke about how great it is to live in Tatum Ranch. Encouraged the Members in the audience to serve their community by becoming a Board Member or an Architectural Committee Member. Also spoke about celebrating the 30<sup>th</sup> year Anniversary for Tatum Ranch in 2018 and for Members to sign up for the Committee that is being formed for this event.*
- VIII. Community Manager's Report and looking forward into 2018:** *Scott Flanery, Community Manager, spoke about; The Spring planting, the wall painting in Parcel 7 & 40 (10,699 ft/60K) four monuments were painted in 2017 (Main monument, Lone Mountain, Tatum and Juana Ct. and Dixileta and 52nd St.), updated the Guidelines for Community Living, two new Block Watch groups were started, Lone Mtn. and 40<sup>th</sup> St. culvert was cleared of dirt, Reserve study is*

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*80% funded, installed rip rap in three areas on DWPE and removed six diseased trees, hung new Christmas lights at main monument this year, still working with WAPA to clear trees under the power lines, 10 mail kiosks/boxes were vandalized and replaced and Luxor Landscaping was awarded the landscaping contract for 2018.*

- IX. Explanation of candidacy process:** *Community Manager, Scott Flanery, went over the candidacy process.*
- X. Announcement of the new Board of Directors and Architectural Committee:** *Board President, Tom Callahan, introduced the new Board of Directors as well as the Architectural Committee.*
- XI. Announcement of the 2018 Nominating Committee:** *Community Manager, Scott Flanery, introduced the Nominating Committee for 2018.*
- XII. Homeowner Questions:** *Questions were taken on Sonoran Vista assessments and there Reserves, Tatum Ranch landscaping on Tatum Ranch Drive and the constant barking of dogs on Tatum Ranch.*
- XIII. Adjournment:** *Motion made to adjourn the meeting at 11:35 am. Motion carried.*

**After the meeting there was drawing for four (5) gift baskets**