

Tatum Ranch Community Association

GENERAL MEETING

November 17, 2021

Meeting Minutes

- I. CALL TO ORDER: 6:15**
- II. VERIFICATION OF A QUORUM - Tom Callahan, Rick Nowell, Chuck Teater, Roy Brotherhood, David Roland**
- III. APPEALS**

ARCHITECTURAL APPEALS - None

COMPLIANCE APPEALS - None
- IV. ADJOURNMENT: 6:18**

HOMEOWNER QUESTION AND ANSWER PERIOD

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

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GENERAL BUSINESS MEETING

November 17, 2021

Meeting Minutes

I. CALL TO ORDER: 6:18pm

II. **THERE WAS A VERIFICATION OF A QUORUM:** Tom Callahan, Rick Nowell, Chuck Teater, Roy Brotherhood, David Roland

III. **APPROVAL OF THE NOVEMBER 17, 2021, PROPOSED AGENDA** -Motion was made to move 401K discussion from the Executive Agenda to the General Business Agenda. **Motion Carried**

IV. **APPROVAL AND ACCEPTANCE OF THE SEPTEMBER 15, 2021, BOARD MEETING MINUTES** – Motion was made to accept meeting minutes with amendment. **Motion Carried**

V. **APPROVAL AND ACCEPTANCE OF THE OCTOBER 13, 2021, SPECIAL BOARD MEETING MINUTES.** Motion was made to accept meeting minutes with amendment. **Motion Carried**

VI. **FINANCIAL REPORT FOR SEPTEMBER/OCTOBER 2021** – Motion was made to accept the Financial Report as presented. **Motion Carried.**

VII. COMMITTEE REPORTS

- i. **ARCHITECTURAL LIAISON REPORT** – Suggestion was made to get ARC committee a copy of report.
- ii. **RESALE REPORT**

VIII. **COMMUNITY MANAGER’S REPORT** – Annual Meeting packets were delivered on time. Jim Waring will be guest speaker at Annual Meeting. Mayor declined invitation. A homeowner went through the wall at Dixileta and Tatum. Two large boulders were put in place. Halloween Festival was a huge success. The catalytic converter was stolen from the 2011 and the 2021 Toyota Tacoma. The catalytic converters were replaced and the 2011 is being kept in the landscaper’s yard, and the 2021 is being kept in the garage of either the Community Manager or the Office Manager. Architectural Liaison now offers digital packets for the Committee Members.

IX. UNFINISHED BUSINESS

- i. **INCREASE RESALE DISCLOSURE FEE FROM \$212.50 TO \$300.00** – Motion was made to increase Transfer Fee by \$75.00. **Motion was denied.**
- ii. **2022 REVISED BUDGET** – Motion was made to pass budget as presented. **Motion Carried.**
- iii. **HOMEOWNER APPRECIATION WINE AND CHEESE** – Motion was made to have the Homeowner Wine and Cheese at the Association, catered, and casino night. **Motion Carried.**

X. NEW BUSINESS

FIRE STICK/LADY SLIPPER/ PENCIL CACTUS – Motion was made to add the plants to the Approved Plant List – **Motion Carried. Rick Nowell Abstained.**

- i. **LANDSCAPE CONTRACT** – Motion was made to counter Luxor to \$44,000 per month for 3 For 3 years. **Motion Carried.**
- ii. **BOARD MEETING DATES FOR 2022** – Motion was made to approve 2022 Board meeting dates as presented. **Motion Carried.**
- iii. **AMENDED GUIDELINES #8, 20** – Motion was made to approve as amended. **Motion Carried.**

XI. ADJOURNMENT – 9:15pm

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