

**TATUM RANCH
BOARD OF DIRECTORS**

July 20, 2022

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

6:15 PM

Meeting Minutes

- I. CALL TO ORDER - 6:17pm**
- II. VERIFICATION OF A QUORUM – Chuck Teater, Tom Callahan, Rick Nowell, Robert Snyder**
- III. APPEALS**

ARCHITECTURAL APPEALS

- A. 300010-04 – Rain Chains – Motion was made to approve appeal. **Motion Passed (4-0)****
- B. 010021-04- Windows Installed- Motion was made to sustain the appeal. **Motion Passed (3-1) Rick Nowell opposed Motion****

COMPLIANCE APPEALS

None

- IV. ADJOURNMENT - 6:47**

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner asked the meeting reports to be kept to 10 minutes or less in order to shorten the overall meeting time

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

**TATUM RANCH
BOARD OF DIRECTORS
JULY 20, 2022
GENERAL BUSINESS MEETING
MEETING MINUTES**

- I. **CALL TO ORDER – 6:50pm**
- II. **VERIFICATION OF A QUORUM** - Chuck Teater, Tom Callahan, Rick Nowell, Robert Snyder
- III. **APPROVAL OF THE JULY 20, 2022, PROPOSED AGENDA** – Motion was made to approve the proposed Agenda for July 20, 2022 – **Motion Passed (4-0)**
- IV. **APPROVAL AND ACCEPTANCE OF THE MAY 18, 2022, BOARD MEETING MINUTES** – Motion was made to accept the May 18th meeting minutes as amended. **Motion passed (4-0)**
- V. **TREASURER’S REPORT AND FINANCIAL COMMITTEE REPORT FOR MAY/JUNE 2022** – Treasurer gave his report. Motion was made to suspend reserve contribution for August and September, \$10,000.00 each month. **Motion passed (4-0)**
- VI. **COMMITTEE REPORTS**
 - A. **ARCHITECTURAL COMMITTEE**
 - B. **COMPLIANCE REPORT**
 - C. **RESALE REPORT**
 - D. **SOCIAL COMMITTEE REPORT**
 - i. Art Contest – more details need to be given for contest.
- VII. **COMMUNITY MANAGER’S REPORT** – Manager gave his report. Discussion ensued about new Overnight Parking company. Community Manager will test the service until the next board meeting.
- VIII. **UNFINISHED BUSINESS**
 - A. **REMODEL – ADMINISTRATIVE OFFICE, COMMUNITY ROOM, AND ACTIVITY ROOM** - Motion was made to approve Luxor Painting bid. **Motion Passed (4-0)**
- IX. **NEW BUSINESS**
 - A. **GUIDELINE #22** – Motion was made to approve Guideline #22 as amended. **Motion passed (4-0)**
 - B. **COMMUNITY WALL PAINTING BIDS.** Motion was made to accept the Luxor bid contingent on Luxor providing a written warranty equal or better than Premier Painting warranty. **Motion passed (3-1) Rick Nowell opposed Motion**
- X. **ADJOURNMENT- 9:05pm**

AFTER THE GENERAL BOARD MEETING, THE BOARD ADJOURNED FOR THE EVENING.