

**TATUM RANCH
BOARD OF DIRECTORS**

JANUARY 20, 2021

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

Meeting Minutes

I. CALL TO ORDER -6:16pm

II. VERIFICATION OF A QUORUM - Quorum was met with the presence of *Tom Callahan, Rick Nowell, Chuck Teater, Roy Brotherhood, David Roland*

III. APPEALS

ARCHITECTURAL APPEALS

092039-02 Chad Patton - Bamboo fencing on upper patio – Motion made to deny appeal Motion denied carried 5-0

280023 -04 Tiffany Riddle & James Savo Jr. - fine Appeal for Gazebo Motion made to reduce fine to \$50. Motion to reduce fine carried (5-0)

COMPLIANCE APPEALS

None

IV. ADJOURNMENT: 6:28pm

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner stated that a commercial truck has been at the property of 28626 North 46th Way since October 2020 – Compliance Coordinator to review

Income statement has a variance of \$17,000 in November. Result of a timing issue.

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

**TATUM RANCH
BOARD OF DIRECTORS**

**JANUARY 20, 2021
GENERAL BUSINESS MEETING
29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

Meeting Minutes

- I. **CALL TO ORDER 6:34pm**
- II. **VERIFICATION OF QUORUM** Quorum was met with the presence of *Tom Callahan, Rick Nowell, Chuck Teater, Roy Brotherhood, David Roland*
- III. **APPROVAL OF THE JANUARY 20, 2021 PROPOSED AGENDA** *Motion made to accept Proposed Agenda with Amendments **Motion Passed (5-0)***
- IV. **APPROVAL AND ACCEPTANCE OF THE SPECIAL MEETING DECEMBER 11, 2020 BOARD MEETING MINUTES** *Motion made to accept meeting minutes **Motion Passed (5-0)***
- V. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 18, 2020 BOARD MEETING MINUTES** *Motion made to accept meeting minutes as amended **Motion Passed (5-0)***
- VI. **FINANCIAL REPORT FOR NOVEMBER/DECEMBER 2020** *Motion made to accept Financial Report **Motion Passed (5-0)***
- VII. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE** - None
 - **SOCIAL COMMITTEE** – All social activity has been postponed until further notice.
- VIII. **COMMUNITY MANAGER'S REPORT** - Manager discussed the following areas: ACH homeowners, transformer Box, New Bike Lane, Ladies Social Group, Wall Height Issues, Desert Willow Park gates locked at 9:00, Parcel 7 Mailboxes, More use of water on landscaping, 18 different winter projects completed by Luxor, Zoom annual meeting 11 Homeowners, Solar Lights at all community entrance, Pedestrian gate to be completed 2021, Website under construction, Tatum Village having problems with vandals, have replace 2 mailboxes, issues with tree sap, so walls were painted, Luxor to finish south section of WAPA. Area near Lone Mountain will take the longest for Luxor.

IX. UNFINISHED BUSINESS

- **Monetary Penalties for Non-Compliance**
- **Revised Parking Policy**
- **Roberta Playground**

X. NEW BUSINESS

- **Board meeting dates for 2021**
- **Tatum Ranch Community Association Funds Disbursement funds, Investment Funds Policy**
- **Board member schedule for Architectural Committee Meeting**
- **Financial Review Choice, Letter of Engagement – A motion was made to have a full audit, Motion Carried 5-0**

XI Miscellaneous

- **ARC Status**
- **Compliance Status**
- **Resale Report**

XII ADJOURNMENT 8:25pm

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