

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**JANUARY 18, 2023**

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

**6:15 PM**

**MEETING MINUTES**

- I. **CALL TO ORDER:** Rick Nowell called the meeting to order at 6:15 pm.
- II. **VERIFICATION OF A QUORUM:** Quorum was met with the presence of Rick Nowell, Robert Snyder, Tom Callahan, and Chuck Teater.
- III. **APPEALS:**  
  
**ARCHITECTURAL APPEALS:**  
  
**COMPLIANCE APPEALS:** 110086-02 Appeal for Commercial Vehicle Parking. Motion to deny appeal. Motion carried (3-1). Robert Snyder opposed.
- IV. **ADJOURNMENT:** Rick Nowell called for adjournment at 6:28 pm.

**HOMEOWNER QUESTION AND ANSWER PERIOD**

No Questions

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

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**GENERAL BUSINESS MEETING**

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

**MEETING MINUTES**

- I. **CALL TO ORDER:** Rick Nowell called the meeting to order at 6:30 pm.
- II. **VERIFICATION OF A QUORUM:** Quorum was met with the presence of Rick Nowell, Robert Snyder, Tom Callahan, and Chuck Teater.
- III. **APPROVAL OF THE JANUARY 18, 2023, PROPOSED AGENDA** Robert Snyder made motion to approve the agenda. Motion carried (4-0).
- IV. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 16, 2022, BOARD MEETING MINUTES:** Rick Nowell made motion to approve the minutes. Motion carried (4-0).
- V. **APPROVAL AND ACCEPTANCE OF THE DECEMBER 6, 2022, BOARD MEETING MINUTES:** Tabled until next meeting.
- VI. **TREASURER'S REPORT AND FINANCIAL COMMITTEE REPORT FOR NOVEMBER/DECEMBER 2022:** Robert Snyder discussed YTD consolidated loss of (\$172,501). Stated that December and year end reports are not final due to bookkeeper leaving before closing out the year. Final reports will be sent to the board as soon as they are final.
- VII. **COMMITTEE REPORTS:**
  - A. **ARCHITECTURAL COMMITTEE:** Window replacement becoming more frequent with homeowners.
  - B. **COMPLIANCE REPORT:** Parking and compliance spreadsheet shown.
  - C. **RESALE REPORT:** Six home sales in December.
  - D. **SOCIAL REPORT:** Given by Ashely Newberg, the new event coordinator.
  - E. **COMMUNITY MANAGER'S REPORT:** Discussed plumbing issues with sewer line and the cost associated with it.
- VIII. **UNFINISHED BUSINESS:**
  - A. **BUDGET APPROVAL FOR 2023:** Tabled until the next meeting.