

**TATUM RANCH
BOARD OF DIRECTORS**

March 16, 2022

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

6:15 PM

Meeting Minutes

- I. **CALL TO ORDER – 6:15pm**
- II. **VERIFICATION OF A QUORUM – Roy Brotherhood, Rick Nowell, Tom Callahan, Robert Snyder**

III. **APPEALS**

ARCHITECTURAL APPEALS

500463-02 – Temporary Canopy \$25.00 – Motion was made to keep fine at \$25.00.

Motion was carried

COMPLIANCE APPEALS

None

- IV. **ADJOURNMENT: 6:18pm**

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner requested that the Board of Directors inspect Landscaping at 330077-02.

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

TATUM RANCH

BOARD OF DIRECTORS

March 16, 2022

GENERAL BUSINESS MEETING
Meeting Minutes

- I. **CALL TO ORDER – 6:21**

- II. **VERIFICATION OF A QUORUM - Roy Brotherhood Rick Nowell, Tom Callahan, Chuck Teater, Robert Snyder**

- III. **APPROVAL OF THE MARCH 16, 2022, PROPOSED AGENDA – Motion to Approve with Amendment. Motion Carried**

- IV. **APPROVAL AND ACCEPTANCE OF THE JANUARY 19, 2022, BOARD MEETING MINUTES – Motion to Approve with Amendment. Motion Carried**

- V. **TREASURER’S REPORT AND FINANCIAL REPORT FOR JANUARY/FEBRUARY 2022 – Treasurer gave his report. Report attached**

- VI. **COMMITTEE REPORTS**
 - A. **ARCHITECTURAL COMMITTEE**
 - B. **COMPLIANCE REPORT**
 - C. **RESALE REPORT**
 - D. **SOCIAL COMMITTEE**

- VII. **COMMUNITY MANAGER’S REPORT - Manager gave his report. Report attached.**

- VIII. **UNFINISHED BUSINESS**
 - A. **CEMENT PICNIC TABLE QUOTE – Motion was made to accept proposal contingent that they bolt everything to the cement ground. Motion Carried**

- IX. **NEW BUSINESS**
 - A. **ELECTRONIC VOTING – More information needed add to May Agenda.**
 - b. **APPROVED GUIDELINE #47 BY THE ARCHITECTURAL COMMITTEE – BOARD TO REVIEW – Motion to approve Window Guideline #47 as Written. Motion Carried**
 - c. **APPROVED GUIDELINE #9 AND #22 BY THE ARCHITECTURAL COMMITTEE – BOARD TO REVIEW. Motion to approve Guideline #9 as written. Motion Carried**
Guideline #22 has been tabled
 - D. **MONETARY PENALTY – REVISED MARCH 2022- This has been tabled**

E. FINANCE COMMITTEE TO INCLUDE: ROBERT SNYDER, SCOTT FLANERY, CHUCK ARNDT, DEBBIE MOSHENROSE – Motion was Made to move forward with Finance Committee. Motion Carried

X. ADJOURNMENT 9:00pm

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

February 2022 Financials Recap

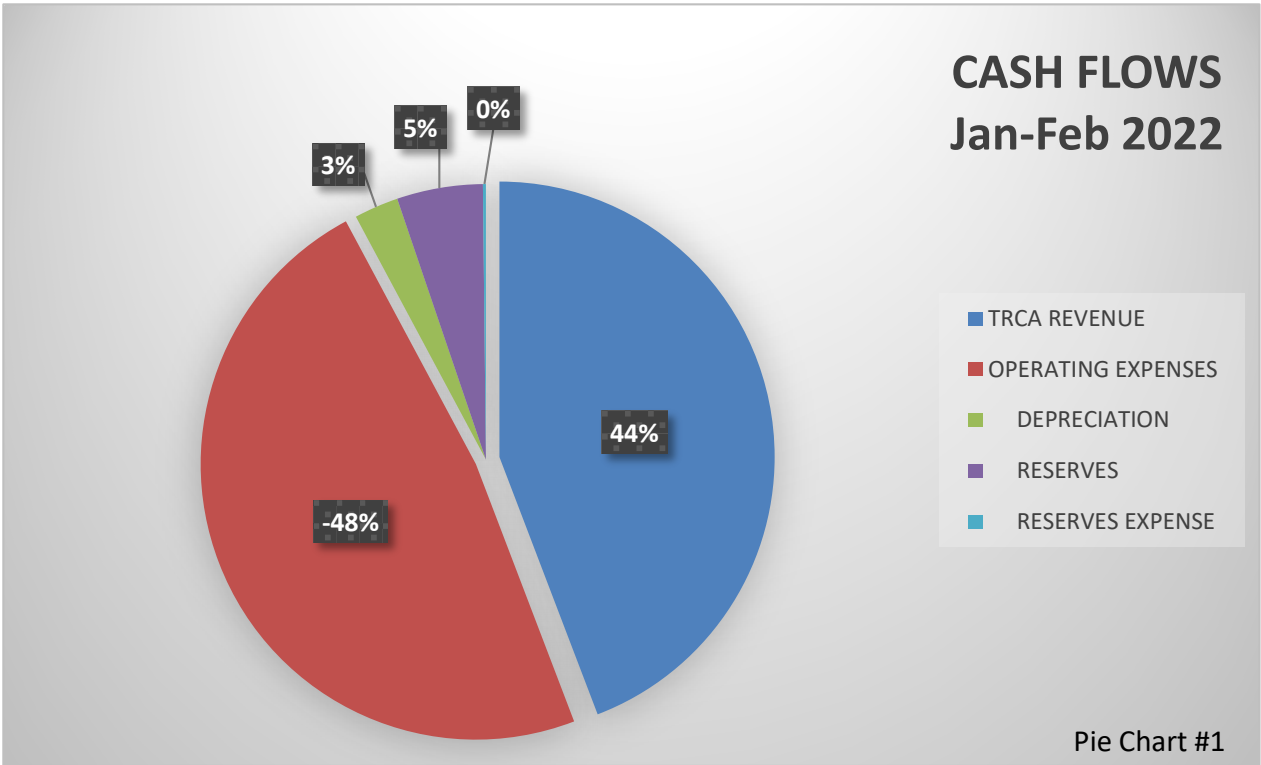
Revenue from all sources for February 2022 was \$7,000 over budget giving a 2-month variance of \$75,088 (down from \$81,793.00. for January 2022). So, we are slowly catching up to our budgeted amount of revenue at \$250,141.

Revenue from Resales was down by \$6,400 and investment revenue was down by \$4,392.

Total Revenue for January and February 2022 was \$175,052. against \$190,053 in Operating Expenses for a negative net income of **[\$15,001.]**

When Depreciation and Reserve contribution are added the negative of revenue to expenses grows by \$30,333. to **[\$45,334.]** However, these 2 expenses are not cash-basis deductions. Depreciation is a non-cash item, and Reserve is money that TRCA put into Savings. Therefore, the excess of Operating Expense over Revenue is still **[\$15,001.]**

Pie Chart#1: Shows the relationship of January & February 2022 Revenue to Operation Expenses and amounts in deposited into the Reserve.



Operating Expenses to note that are significantly higher than budgeted for the 2-month period of January-February 2022 are as follows:

| Category/# | Actual | Budget | Variance |
|-------------------------------|---------------|---------------|--|
| 5016 Color Toner | 2,075. | 833. | 1,242. |
| 5019 News Letter | 9,682. | 4,000. | 5,682. |
| 5039 Salaries | 49,086 | 48,333. | 762. Not significant only in the fact that we didn't budget for it. |
| 5047 Payroll Taxes | 5,205. | 4,000. | 1,205. |
| 50321 HO Apprec. Event | 4,186. | -0- | 4,186. Significant in lack of budgeting |
| 50324 Santa Event | 3,502. | -0- | 3,502. Same. |
| Total: Community Social Evnts | 8,077. | 600. | 7,477. Same |
| 5212 Wapa Trees | 4,000. | -0- | 4,000. Same |
| 5215 Irrigation | 4,925. | 2,500. | 2,425. Same |
| 5230 Back Flow Test | 1,490. | -0- | 1,490. Unbudgeted. |
| 5245 Common Area Repair | 7,750. | 2,500. | <u>5,250.</u> |
| TOTAL VARIANCE | | | \$29,744. |

As a result of the Admin. Category expenses (5000-5048), the Total Admin expenses actual against budgeted is negative by the following:

| | | |
|---------|---------|---------|
| 97,097. | 74,729. | 22,368. |
|---------|---------|---------|

MOTION:

By this Financial Report Summary,

I move that the Board ask the Community Manager to provide a RE-BUDGETED forecast at the end of the Second Quarter on or before July 10, 2022.

Respectfully Submitted,

Robert W Snyder,

As Treasurer of the Tatum Ranch Community Association

Tatum Ranch Community Association

MANAGER'S REPORT March 16, 2022

| Project | Notes |
|------------------------------------|---|
| Questions for January Meeting | <p>1. Insurance Check for wall repair on Tatum was taken from reserve and deposited to reserve when the insurance check was accounted for.</p> <p>2. Variance in Reserve inputs and withdrawals: \$134,752 Vs \$164,605. The difference was the new truck. A reserve item and an asset. The difference can be found on the balance sheet # 1118 Vehicle \$28,051</p> <p>3. Lien Fee Payments were not credited last year. That has been corrected in eUnify. This year Lien Fee Payments will be credited to the correct account.</p> |
| Commercial Properties | Dynamite Creek commercial property is selling to a new owner in April. |
| Website | With a year payment in advance, advertisement from the Tatum Talk now run on the Website for free. We increased the ad space prices to reflect size of advertisement. |
| Community Building | Replaced the freezer |
| Desert Willow Park | Still working closely with the parks city officials and Police to alleviate issues - at Desert Willow Park. |
| Graffiti / Vandalism/Theft | We have a group of teens making graffiti and vandalism on the westside of Tatum Ranch. Graffiti has been most of the damages, and the vandalism has been in Desert Willow Park. I have tried to get the graffiti removed myself or covered in less than 24 hours. We have had 3 large incidents around 40 th Street, Desert Willow Parkway West, Fitness Trail, and under the powerlines. Signs on the Fitness Trail were also damaged. Removed all damaged signs from the trail. |
| Financial | Purchased bulk doggie bags. Getting pricing on envelopes, assessment statements, and anything else that is a heavily used item that will be seeing price increases from inflation. Doggie bags have gone from 55.99 a case to 89.99 a case in a year. We saw a 37% increase in usage of doggie bags last year. |
| Landscaping - Luxor | Luxor is replacing poly tubing along Tatum Blvd from Juana to Dixileta. They will also be replacing the poly tubing on the center median islands from Juana to Dixileta. The poly tubing has deteriorated and was having multiple leaks every month. |
| Landscaping - General | Finished the winter project list to improve areas within Tatum Ranch. Sonoran Vista culvert cleaned out 80% blockage. Roberta basins cleanup, corrections on the wash culvert at Mazatzal and Dixileta and Desert Willow Parkway East concrete wash cleanup. |
| Property Maintenance | Want to look at painting the interior of the community building and offices this year. |
| Reserve Study - Master Association | Next study in Summer 2022. Review with Chuck and Robert what to submit for reserve study item changes. |
| Saguaros | Straightened the saguaro at Hunter and Tatum. It had a heavy lean and needed to be replanted to correct the lean. |
| Sonoran Vista | Fire Dept called about Sonoran Vista needing a Knox Box Key and Tomar access at the rear gate. In the past the fire dept have always used the front gate. Now with updated map software it is sending them to the back gate if the service call is closer. Park Pro cost to be compliant was \$2484. |
| Wall Painting/Painting | Goes out to bid this summer. Expect price increase in bids due to paint costs. Question on painting. Should we lock in prices this month in order to avoid predicted price increase in April? |
| Common area maintenance projects | Cleaned gravel from Via Dona Concrete Wash, Sonoran Vista Was cleaned out, Mazatzal wash drainage enlarged, Roto tilled sand in the playground at Roberta Dr. Cleaned up wash and basin areas on Roberta Dr. Replaced irrigation line on Tatum Blvd from black poly to PVC to remove leaks. |

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Tatum Ranch Community Association
MANAGER'S REPORT March 16, 2022