

**TATUM RANCH  
BOARD OF DIRECTORS**

**JANUARY 19, 2022**

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

**6:15 PM**

**Meeting Minutes**

- I. **MEETING WAS CALLED TO ORDER AT - 6:15pm**
- II. **VERIFICATION OF A QUORUM WAS MET WITH THE PRESENCE OF - Tom Callahan, Rick Nowell, Chuck Teater, Robert Snyder**

III. **APPEALS**

**ARCHITECTURAL APPEALS**

*None*

**COMPLIANCE APPEALS**

*None*

- IV. **ADJOURNMENT: 6:16pm**

**HOMEOWNER QUESTION AND ANSWER PERIOD**

Homeowner comment was made that the Annual Meeting was well run, and the decorations were very nice.

**GENERAL BUSINESS BOARD MEETING MET DIRECTLY FOLLOWING THE  
HOMEOWNER QUESTION AND ANSWER PERIOD**

**TATUM RANCH  
BOARD OF DIRECTORS**

**JANUARY 19, 2022**

**GENERAL BUSINESS MEETING MINUTES**

- I. **MEETING WAS CALLED TO ORDER AT - 6:17pm**
- II. **VERIFICATION OF A QUORUM WAS MET WITH THE PRESENCE OF - Tom Callahan, Rick Nowell, Chuck Teater, Robert Snyder**
- III. **APPROVAL OF THE JANUARY 19, 2022, PROPOSED AGENDA – Motion was made to approve proposed agenda as amended – Motion Carried.**
- IV. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 17, 2021, BOARD MEETING MINUTES - Motion was made to approve November 17, 2021, Meeting Minutes as amended – Motion Carried.**
- V. **REVIEW ONLY ANNUAL MEETING DECEMBER 4, 2021 – Reviewed, and corrections suggested.**
- VI. **APPROVAL AND ACCEPTANCE OF THE DECEMBER 7, 2021, SPECIAL BOARD MEETING - Motion was made to approve proposed agenda as amended – Motion Carried.**
- VII. **FINANCIAL REPORT FOR NOVEMBER/DECEMBER 2021-** Treasurer gave an in-depth report – **Dues:** Dues owed vs. dues collected. Fees from resale is the 2<sup>nd</sup> largest category. 86% of our income comes from dues. Current Assets to liabilities ratio indicate 2.6:1 means our assets are very healthy. We remain in in the same condition we were in financially for 2020 and 2021. **Over Budget Expenses:** Elections for 2021, we were conservatively over budget \$18,127 due to having to send out the vote twice. Paper ballots are very expensive. Total Administrative costs \$44,188. Over budget Indicates that the budgeting needs to be a bit more accurate. Utility was also over budget and the reason is the water was 24% over budget. We need to set a budget for 2022 that is more accurate. Suggestion was made to make amendments to the budget to give to the board for approval. **Extraordinary Expenses:** Driver going through the wall at Tatum/Dixileta. Second voting ballot for 2021. Painting perimeter wall. We do not budget for painting the walls, they come out of the reserves. Current method is cash is taken out of reserves and used for operating expenses. We may want to transfer from the reserve and put \$\$ in the budget areas to pay for items. Treasurer suggests that the Reserve has its own budget. Miscellaneous common area repairs not budgeted, removed gravel to common areas, winter projects. Should be pulled from reserve account or operation account. **Housing Sales:** housing sales were down from the previous years. **Election Costs:** printing and postage were the largest expenses. Treasurer suggests that the board look into electronic ballots. Paper ballots are expensive, and the cost is only going up. Suggestion was made to start process to change the bylaws to electronic voting. **Newsletter:** Is not a revenue maker, but an expense. **Reserve Account:** We transferred approximately \$30,000 more than we needed to cover the

reserves. We are Clearly over funding the reserve. We are funding the reserve account almost double what the reserve needs. There is not a legal limit to the amount that you can put into the reserve. This means that we can safely borrow approximately \$28,000 per year from the reserve. **Assets with Useful Life:** Treasurer and Community Manager will be evaluating the Useful Life Report to resubmit to the Board of Directors.

After the Treasurers Report the Vice President of the Board of Directors had the following comments/questions: **Income and expenses 4070 – Lien Fees** – what category are they going into? **Newsletter/advertising** any idea why the 4126 Budget is \$9000.00 why has that figure dropped? Community Manager to look into this. Are people not reading the publication? Are we distributing to the commercial properties? **Collections/liens** – Why has this number dropped so much? Community Manager to look into this? **Check Printing 5012** – Why is this not budgeted? **Office Supplies** – This amount has increased substantially. Why? Up 40%. Community Manager to look into this. **Subscriptions** – why has this gone up substantially? Community Manager took some classes **Social Events 5032** – expense up substantially, decorations and catering we are spending a ton of money. Estimate of \$25.00 per person.

## VIII. COMMITTEE REPORTS

### A. ARCHITECTURAL COMMITTEE

### B. RESALE REPORT

IX. **COMMUNITY MANAGER'S REPORT** – Vice president would like to have a collection report added to the Manager's Report. **Dynamite Beer House** -Approval for outside patio was approved for zoning. **Toy Barn** – questioned the concrete at Via Dona wash next to their property. They were concerned about waterflow getting too close to their building. **Theft** - 2500 reports of catalytic converters being stolen. **Inflation** – going to purchase in bulk for some items this year. **Luxor** – replacing irrigation. Cleaning out culvert in Sonora Vista. Enlarging the area to hold more water. **Men's room faucet** – Had to be replace. **Wall Painting** – Completed. **Concrete Bench for Roberta Park** – Community Manager was going to get pricing for this. **Saguaro** – 2 plants will have to be removed due to black rot.

## X. UNFINISHED BUSINESS

A. **LANDSCAPE CONTRACT** – Motion was made to propose the fees for the WAPA tree service be \$5,000 North one time per year and \$5,000 for the South side two times per year, not to exceed \$15,000.00. **Motion Carried.**

## XI. NEW BUSINESS

### A. TRCA FUNDS DISBURSEMENT AND INVESTMENT FUNDS POLICY

B. **FINANCIAL REVIEW 2021, LETTER OF ENGAGEMENT** – Motion was made for a compilation. **Motion Carried.**

## XII. ADJOURNMENT – 7:55pm

AFTER THE GENERAL BOARD MEETING, THE BOARD ADJOURNED FOR THE EVENING AND AN EXECUTIVE MEETING WAS NOT HELD