

2020 ANNUAL MEETING MINUTES TATUM RANCH COMMUNITY ASSOCIATION

December 5, 2020

- I. **Call to Order:** The 2020 Annual Meeting was called to order at 9:00 a.m. via a Zoom virtual meeting. The 2020 Annual Meeting was not conducted in person due to the ongoing COVID-19 pandemic.

Present in Person on the Zoom Call: Board Members (Tom Callahan, David Roland, Roy Brotherhood, Rick Nowell and Chuck Teater), the Association's General Manager Scott Flanery, the Association's General Counsel Attorney Beth Mulcahy, Esq. of the Mulcahy Law Firm, P.C., Morgan Ronimus (Senior Paralegal at Mulcahy Law Firm, P.C.) and 11 owners (Zoom names: Simers, Maria Torres, Ralph Wallwork, Marcia Flanery, Kellen Family, Kathy Beckler, Ilene Jamison, Diana, Arnold Diamond and David Malin). Two owners (Arnold Diamond, Lot 39 Tatum Ranch 43B and Robert and Natalie Kellen Lot 60, Tatum Ranch Parcel 13) asked to be included in the quorum for today's Annual Meeting meeting since they had not returned a ballot for the 2020 Annual Meeting.

- II. **Opening Announcements:** Community Manager Scott Flanery read the Opening Announcements (attached).
- III. **Certification of a Quorum:** Beth Mulcahy, Esq. certified that the Association obtained a quorum of 10% of the eligible votes in the Association.
- IV. **Introduction of Board and Staff:** Board President Tom Callahan introduced the following Board Members : David Roland (Treasurer), Roy Brotherhood, Rick Nowell, Chuck Teater. Tom also introduced Scott Flanery (General Manager).
- V. **Approval of the 2019 Annual Board Meeting Minutes:** The 2019 Annual Board Meeting Minutes were approved by the Members in attendance with minor grammatical corrections.
- VI. **Financial Report, budget projections for 2021:** Treasurer David Roland gave a presentation on the financials and budget projections for 2021 (handouts were shared on the Zoom screen and are also attached).
- VII. **President's Report:** President Tom Callahan gave a presentation on the Board's accomplishments and challenges in 2020.
- VIII. **Community Manager's Report and Looking forward into 2021:** General Manager Scott Flannery gave a presentation on accomplishments and challenges for

management in 2020, maintenance issues, home sales in Tatum Ranch and a summary of compliance issues at Tatum Ranch.

- IX. Explanation of Candidacy Process:** Beth Mulcahy, Esq. explained the candidacy process (handout was shared on the Zoom screen and is also attached).
- X. Certification of Vote Quorum Beth Mulcahy:** Beth Mulcahy, Esq. certified that there was a quorum of 10% of the eligible votes in the Association, and, the ballots for the Annual Meeting could be counted.
- XI. Announcement of the new Board of Directors:** Beth Mulcahy, Esq. announce the results of the election. The following candidates were elected to the Board: Chuck Teater (266 votes); Tom Callahan (259 votes); Roy Brotherhood (254 votes). Tyler Kunzler (185 votes) was not elected to the Board, but , Beth thanked him for running and stated that she hoped he would become involved in the Association in another manner in 2021.
- XII. Announcement of the 2021 Nominating Committee:** The following owners have been appointed to the 2021 Nominating Committee:
- XIII. Homeowner Question & Answer:** Owner Ilene Jamison asked a few questions: (1) a logistical question on how Zoom operates; (2) if the Board anticipated a small deficit in 2021; and (3) if there would be any increases in assessments in the near future. Beth Mulcahy, Esq. answered the question on Zoom. General Manager Scott Flannery stated that he didn't anticipate either (in response to questions 2 and 3) but that there are always uncertainties with costs such as water and the uncertainties of the COVID-19 pandemic.
- XIV. Adjournment:** The 2020 Annual Meeting was unanimously adjourned at 10:28 a.m.