

**YEAR 2002 ANNUAL MEETING
Tatum Ranch Community Association**

November 7, 2002

Location: North Ridge Community Church
6363 E. Dynamite Blvd. Cave Creek, AZ 85331

Registration: 6:00 PM to 6:50 PM--Meeting: Call to Order @ 7:00 PM

MINUTES

Prior to meeting, Board Secretary, Marty Bruckner, read the Opening Announcements on Meeting Procedure.

GUEST SPEAKERS

Councilwoman, Peggy Neely

Lieutenant Virgil Zumpstein – Desert Horizon Police Precinct

- I. **Call to Order:** *Board President, Jim Houlahan, called the meeting to order at 7:52 PM*
- II. **Certification of a Quorum:** *Quorum was certified with the presence of Jim Houlahan, Bob Byron, Tim Cocchia, and Marty Bruckner. Bill Budris was out of town.*
- III. **Introduction of Board and Staff:** *Jim Houlahan introduced the Board Members and the staff*
- IV. **Approval of the 2001 Annual Meeting Minutes:** *Motion was made to approve the minutes as written. Motion seconded and carried*
- V. **Financial Report, Budget and Projections for year 2003:** *Net Income through October 2002 was just over a million dollars. Our expenses for the same period are \$1,058,694.07 bringing a Net Loss of \$48,995.96. The reason for the Loss is the Association accelerated some of our projects (wall repair) to get us back to par. Another item in the Loss is increased legal expenses which weren't anticipated when we exchanged property with the golf course. Cash on hand and cash equivalents are just over a Million dollars. There will be an assessment increase effective January 1, 2003. The reason for this increase is the new building. We currently have \$450,000 for the new building in Reserves, the increase should fund the current difference in the cost of the building. In 2003, assessments will be \$25 per month (\$75 per quarter) and in 2004 and 2005 assessments will be \$27 per month. At that point the building will be paid for, no loan on the building.*
- VI. **President's Report:** *Mr. Houlahan gave his history on the Board. Mr. Houlahan said the Board did their best over the past year to resolve issues and improve Tatum Ranch and property values and to make it a better place to live. The Board is currently working on the Skinner Drive issue. Remarked on volunteerism being critical to Tatum Ranch. The Tatum Ranch Clean-up Committee is evolving and the new Community Room will be a great addition to Tatum Ranch. Mr. Houlahan thanked all homeowners for his opportunity to serve on the Board.*

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VII. Community Manager Report: *Mr. Bodkin gave a brief history of his background on his Board appointment and his time as a Community Manager. Mr. Bodkin stated his main focus is getting the new Community Center and Administrative offices built. Over the past year the Town Hall Meetings were formed, quarterly Welcome breakfasts began and a new Mini Park opened. The Association held their first "Meet the Candidates" Forum and implemented the Architectural Committee decision Appeal Process. There was a big push to control parking on the street based on last year's survey, thus implementing a policy. Next year we will continue to enforce the CC&R's and Architectural Guidelines. Our goal on the new building is to have it completed by the end of 2003. We will continue to enforce the "No Parking" on the streets at Tatum Ranch. Mr. Bodkin's personal goal is to improve the appearance of Tatum Ranch*

VIII. Social Director Report: *Beverly Montgomery gave her history on how she got the Social Club started. Tatum Ranch is close to 400 in the Social Club. Ms. Montgomery gave a run down on the numerous activities and trips that the Club has taken during the 2002 calendar year and the trips that she has planned for 2003. She thanked all those involved in the development of the Social Club for making it successful.*

IX. Introduction of candidates: *Board Secretary, Marty Bruckner, introduced the Candidates for both the Board positions and the Architectural Committee positions. Auditor, Pat Greenlee with Mukai Greenlee & Company announced the results of the election.*

X. Election results

The Amendment passed with 363 approved and 77 disapproved

*Board of Directors Candidates: Timothy Cocchia with 290 votes
Martin Bruckner with 282 votes
William Budris with 297 votes
Bryan Bakke with 239 votes
Mary Lynn Miller with 163 votes
Larry Swanson with 112 votes*

*Architectural Committee Candidates: Larry Guedes with 284 votes
Rick Nowell with 223 votes
Stan Lavis with 196 votes
Mary McArthur with 185 votes*

Mr. Bodkin announced and congratulated the three new Board Members, Timothy Cocchia, Martin Bruckner and William Budris and the two new Architectural Committee Members, Larry Guedes and Rick Nowell

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- XI. Question cards submitted at registration desk**
The Board took questions from the audience pertaining to the 2003 Budget, Commercial fees, Board Members who are not homeowners, must they step down from the Board, the Fifth Amendment, Town Hall Meetings, Tatum Ranch landscaping and increase in Association Assessments.
- XII. Adjournment of Meeting:** *Motion made to adjourn meeting at 8:39 PM. Motion Seconded and carried.*