

**2003 ANNUAL MEETING
Tatum Ranch Community Association**

November 10, 2003

MINUTES

Special guest, Councilwoman, Peggy Neely, spoke to the homeowners about what is happening in the Tatum Ranch area as well as the Phoenix area and the impact on our Community. Topics included New Library, Police resources for Tatum Ranch, Sonoran Preserve land and improvements on Tatum Blvd. and the Desert Ridge area. Ms. Neely took questions from the audience.

Treasurer, Marty Bruckner, read the "Opening Announcements"

- I. **Call to Order:** *Meeting was called to order at 7:20 pm*
- II. **Certification of a Quorum:** *Quorum was met with the presence of Jim Houlahan, Tim Cocchia, Bill Budris, Marty Bruckner and Jill Wysolmierski.*
- III. **Introduction of Board and Staff:** *President introduced the Board and Staff and Architectural Committee*
- IV. **Approval of the 2002 Annual Meeting Minutes:** *Motion was made to approve the minutes as written with the exception of taking out a paragraph that was in the minutes twice. Motion seconded and carried*
- V. **Financial Report, Budget and Projections for year 2004:** *Jill Wysolmierski spoke on the period for the nine months ended September 30, 2003. Revenues are 1.2 million. Expenses are \$928,000 which left us with a net positive of \$295,000. Revenues come mostly from assessments. Actual results through September 2003 on track with our budget. The Association is adequately Reserved for reoccurring maintenance expenses. Questions were taken from homeowners.*
- VI. **President's Report:** *Mr. Houlahan thanked staff and community for supporting him through his presidency. Spoke on property values in Tatum Ranch and how important it is as a community to have values raised through improvements to the Ranch. The new building is very exciting and the Community Center will be the gem stone of the Community. The Board has worked diligently to enforce the rules through our compliance staff. This will also keep property values high. The new Board will have a challenge. The concern that this Board has addressed the last few years has been the lack of volunteers. We need members coming forward to help get things done. Mr. Houlahan did thank the members who have volunteered during his tenure. There were 385 re-sales this year (prior year was 386). Our*
- VII. *Website has been enhanced for user friendly use. The Tatum Talk newsletter is our main vehicle for communication to our residents. Mr. Houlahan stated that during his time serving on the Board has been a lot of fun and the experience has been very enjoyable. He closed wishing the new Board well and was thankful for the opportunity to serve the membership.*

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- IX. **Looking forward into 2004 and Community Manager's Report:** *Community Manager, Sean Bodkin gave a brief recap. The biggest item to look forward to is the completion of our new administration building and Community Center. Looking forward into next year, he can see a lot more growth. Realtor's state that this is a vibrant home market and they can't keep homes on the market very long, they are sold with days. We will continue with our landscape enhancement. This enhancement contributes to our look and feel that we want on Tatum Ranch and keeps our home values high... Enforcement of our rules and regulation is a priority for our community. Building relationships with the city will also be a priority in 2004. Later in 2004, once the building is complete we look forward to planning special event in the Community Center.*
- X. **Social Committee Report:** *The Social Club took a new direction in 2003. Changes were implemented with the new Community Center inline. A Treasurer and Secretary have been added to the Social Club and Bylaws were drafted for the Club. A membership fee of \$15.00 per year per family has also been implemented. Membership renewal will always be in September of each year along with the Social Club Annual Meeting Ms. Montgomery thanked Staff and the volunteers for their committed service and a special Thank You to the Board of Directors for taking the Community Center forward and making it a reality.*
- XI. **Introduction of Candidates:** *Board Secretary, Marty Bruckner, introduced the candidates for the Board and Architectural Committee positions.*
- XII. **Announcement of the 2004 Nominating Committee:** *Motion was made to nominate Jill Wysolmierski, Marty Bruckner and Ron Donnell for the 2004 Nominating Committee, with Marty Bruckner being the chair for the Committee. Motion seconded and carried.*
- XIII. **Election Results:** *Jim Houlahan introduced Dave Colby, from Colby & Co. to announce the election results. Results were: Beverly Montgomery with 447 votes, Andrew Heckel with 320 votes and Alan Witzer with 235 votes.*
- XIV. **Response to homeowner questions:** *The Board took questions from the Members pertaining to construction of Fry's grocery store, TRCA's fine system, Solicitation Policy, vandalism from children @ bus stop, new Tatum Ranch Guidelines, increase in assessments, sub associations using community room for their meetings.*
- XV. **Adjournment:** *Motion made to adjourn meeting. Motion seconded and carried.*

Approved By: _____
Bill Budris, Board President

Date: _____

Approved By: _____
Marty Bruckner, Board Secretary

Date: _____