

**2004 ANNUAL MEETING
Tatum Ranch Community Association**

December 8, 2004

**Location: Tatum Ranch Community Center
29811 N. Tatum Blvd., Cave Creek, AZ 85331**

MINUTES

*Prior to the meeting, Board Secretary read the Opening Announcements
on meeting procedures*

- I. Call to Order:** *Meeting called to order at 7:03 pm.*
- II. Certification of a Quorum:** *Quorum was met with the presence of Bill Budris, Bev Montgomery, Marty Bruckner and Andrew Heckel.*
- III. Introduction of Board and Staff:** *President, Bill Budris, introduced the Board, Staff and Architectural Committee Members.*
- IV. Guest speakers: Mayor, Phil Gordon and Commander Robert Demlong** *Mayor Gordon and Robert Demlong were unable to attend. In their absence Lieutenant Zumstein of the Desert Horizon Police Precinct gave a presentation on burglaries and "how not to become a victim." His area to patrol is area #63 which includes Tatum Ranch.*
- V. Approval of the 2003 Annual Board Meeting Minutes, see Bd Pkt.** *Motion made to approve the 2003 Annual Board Meeting Minutes. Motion seconded and carried.*
- VI. Financial Report, Budget and Projections for year 2005, see Bd Pkt for Budget only:** *A new auditor was selected during the fourth quarter of 2004. Fully audited results should show in the early part of 2005. The financial position for nine month period ending 09/04, current Income for the Association totaled 1,034,016.28; Expenses totaled \$1,320,289.32 for an Operating Deficit of \$286,273.04. Operating Cash for the period was \$97,573.63. Total Liquid Reserves 203,387.17. Leaving Total Liquid Capital for the period of \$300,960.80. Total Assets including the building \$1,521,906.78. Total Homeowner Equity for the Association for the period of nine months ending 09/04 was \$1,822,867.58. A Revolving Line of Credit was executed but never used. Saved dollars by selecting a new landscaper and new Insurance carrier. Each Board Member was given a copy of the 2005 Budget. Motion made to accept the Financial Report and Budget submitted. Motion seconded and carried.*

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- VII. President's Report: *Items discussed were as follows:*** Building was completed with rental agreements established for the Community Room. Contest was held on the naming of the rental rooms on the community side of the new building. There was a great savings with changing insurance carriers and landscaping services. CAI Certification was completed by the Community Manager. All meetings conducted as outlined in the CC&R's. Skinner Drive project was completed. Established a two chair Social Committee. Guidelines for Community Living were re-written. Nuisance form and Commercial Sign Package was completed. Expanded Tatum Talk newsletter and upgraded the website.
- VIII. Looking Forward into 2005:** Looking to increase attendance at HOA meetings, speeding issues were not addressed with satisfaction, rental units need to be closely monitored and capped in numbers, paint palette needs to be completed and a water conservation plan should be considered for 2005. Desert Broom Library to open 02/05, completing Tax-Exempt status for Association and encourage more Block Watch programs in the community.
- IX. Community Manager's Report, see Bd Pkt:** City of Phoenix installed turn signals at Tatum & Dynamite and Tatum & Cave Creek, Sonoran Parkway Project has been delayed and a committee established to examine options and alternatives, a nuisance process was established to handle recurring problems, held the first children's Halloween at community center.
- X. Introduction of Candidates:** Board Secretary introduced candidates.
- XI. Announcement of the 2005 Nominating Committee, see Bd Pkt for** Motion made to accept the 2005 Nomination Committee as scheduled. Motion seconded and carried. Selected were: Bev Montgomery as Chairperson, Weston Brown, Marty Bruckner, Scott Flanery, Annette Jameson and Carl Tate.
- XII. Social Committee Report, Bev Montgomery to give report:** It was wonderful year for the Committee. Charity work for the abused and neglected children was extremely successful. Ms. Montgomery gave a special thanks to the coordinators that volunteer their time to organize all the activities. New group for 2005 will be a Tatum Ranch homeowner's "Single's Group." All Tatum Ranch residents are invited to be a part of the fun and friendships in the New Year.

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- XIII. Election Results:** *Auditor, Clint Wasser, announce the election results. A total of 479 ballots were received. For the **Board positions**; the top three that received the most votes were Jim Houlahan, Alan Witzer and Rick Nowell. For the **Architectural Committee positions** the top two were Cheryl Bess and Chuck Rosendaul.*
- XIV. Response to Homeowner Questions:** *A variety of topics/questions were discussed and answered regarding; Sonoran Parkway, local land use, annual budget, Tatum Ranch paint palette, Tatum Talk articles, CVS liquor license, Mayor Gordon's Neighborhood Bench Program.*
- A drawing was held and seven (7) homeowner's received park benches that were provided by Mayor Gordon's office.**
- XV. Adjournment:** *Motion made to adjourn meeting. Motion seconded and carried.*

Parting gifts were presented to the out-going Board Members.