

2006 ANNUAL MEETING
TATUM RANCH COMMUNITY ASSOCIATION

December 2, 2006

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

MINUTES

Board Secretary read the Opening Announcements

- I. **Call to Order:** *Meeting was called to order at 10:06 am.*
- II. **Certification of a Quorum:** *A Quorum was met with the presence of Rick Nowell, Harold Seligmann, Alan Witzer, Al Tobey and Virgel Cain.*
- III. **Introduction of Board, Architectural Committee and Staff:** *Board President introduced and recognized the Architectural Committee members and the Office Manager, Patty LaBrie, introduced the members of the staff.*
- IV. **Guest speaker, Officer Dawn Vaughn with the Desert Horizon Police Precinct:** *Officer Vaughn is one of two Community Action Officers for Tatum Ranch. Officer Vaughn presented specific crime stats for the Tatum Ranch area which included 2005 through October 2006. Other subject matters discussed were how to curb vandalism on Tatum Ranch and the North Tatum Fight Back Program.*
- V. **Approval of the 2005 Annual Board Meeting Minutes:** *Motion made to accept the Annual Meeting Board Minutes as written. Motion seconded and carried. Harold Seligmann and Virgel Cain abstained.*
- VI. **Financial Report, budget projections for 2007:** *The Association is in very good shape. We are 131% funded in terms of what our Reserves requirements are. There is over a million dollars in invested cash. Through November 2006 there is about \$1,300,000 million in Revenue, about \$1,486,000 million in cash of which \$1,250,000 is in investments. Other Assets total \$1,420,000 and collectively the homeowners have equity in the Association of \$2,900,000 which excludes Parcel One. Budget for 2007 is reduced in revenue because it was agreed to cut the quarterly assessments beginning January 1, 2007.*

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- VII. President's Report:** *The President gave an overview of our Master Planned community. There are 3,418 homes within Tatum Ranch with one quarter of the land area is set aside as natural open space. The two apartment complex's are in the process of being converted into condominiums. Other items discussed were: Tatum Talk newsletter being our main vehicle of communication, the T.R.C.A. web site, Town Hall meetings and the Welcome Coffee, Residential Rental Policy, tax exempt status, Guidelines for Community Living are being reviewed, Fight Back program was a huge success, Fry's will be opening the end of December 06 along with a McDonald's, and a Wells Fargo bank, Sonoran Parkway and the Peggy Neely monthly breakfasts.*
- VIII. Looking forward into 2007:** *Our Community is almost twenty years old and with that there are problems with aging. The Association is always looking into plant replacement and the continuing painting of our 26 miles of walls is never ending. Upkeep of mail boxes along with sub division signage is on-going. Looking into closing off a portion of the landscaping yard to shield it from homeowner view. The use and fees charged for the community room rental will be discussed and ways to prevent crime on Tatum Ranch is always in the fore front.*
- IX. Explanation of candidacy process:** *Vice President, Harold Seligmann, explained the candidacy process.*
- X. Announcement of 2007 Nominating Committee:** *This Committee will be chaired by Board Member, Alan Witzer with assistance from homeowners Jackeye Simenec and Bill Budris.*
- XI. Response to homeowner questions:** *Topics discussed were; vandalism on Tatum Ranch, wood burning fireplaces, rule enforcement, resurfacing of city streets, oversight committee for fines, final cost of the administrative building, auditor relationship, barking dog problems, priority expenses in 2007, bathrooms in the city parks and wash and basin care and upkeep.*
- XII. Adjournment:** *Motion made to adjourn meeting. Motion seconded and carried.*