

2007 ANNUAL MEETING  
TATUM RANCH COMMUNITY ASSOCIATION

December 1, 2007

MINUTES

- I. **Call to Order:** *Meeting called to order at 10:10 am.*
- II. **Certification of a Quorum:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann and Alan Witzer. Al Tobey (Treasurer) not present.*
- III. **Introduction of Board and Staff: Board President:** *Virgel Cain introduced The Board, Staff and Architectural Committee.*
- IV. **Guest speaker: Dr. Jana Miller, Principal of Desert Willow Elementary School:** *Dr. Miller gave a history of the school and presented a video on the School's Spanish Emersion Program. Questions were taken from the floor.*
- V. **Approval of the 2006 Annual Board Meeting Minutes:** *Motion made to Approve the minutes as presented. Motion carried.*
- VI. **Financial Report, budget projections for 2008:** *Alan Witzer, Board Secretary presented the Financial Report in Al Tobey's absence.*
- VII. **President's Report:** *Virgil Cain discussed community involvement, Sonoran Parkway, the Fightback Program and the 2008 homeowner survey to be mailed to all homeowners in first quarter of 2008.*
- VIII. **Manager's Report/Looking forward to 2008:** *Community Manager, Rick Nowell discussed; Guidelines for Community Living, maintenance on Tatum Ranch walls, mail boxes, irrigation and monuments, enhancements to the community room, seventeen new doggie stations were installed, commercial development and Terra Vista apartment conversion into condos. 2008 goals will be to work on the Tatum Ranch infrastructure.*
- IX. **Explanation of candidacy process:** *Alan Witzer explained the process.*
- X. **Announcement of 2008 Nominating Committee:** *Harold Seligmann was selected as the Chairman of the Nominating Committee.*

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- XI. Election results:** *Peter Sarata from the accounting firm of Olson & Hatcher announced the election results. Harold Seligmann received 317 votes, Virgil Cain received 304 votes and Barry Cohen received 243. The two candidates with the highest votes were elected to the Board of Directors.*
- XII. Response to homeowner questions:** *Topics of questions were; the Tatum Ranch Financial position, lowering assessments, communication between homeowners and Association, more police presence needed, Tatum Ranch Golf Club, condition of light poles and the ten year rule on house painting.*
- XIII. Adjournment:** *Motion made to adjourn meeting at 12:02 pm. Motion carried.*