

TATUM RANCH COMMUNITY ASSOCIATION 2008 ANNUAL MEETING

December 6, 2008

MINUTES

- I. Call to Order:** *Meeting called to order at 10:02 am.*
- II. Verification of a Quorum:** *Quorum was met with the presence of Virgel Cain, Harold Seligmann, Alan Witzer and Al Tobey.*
- III. Introduction of the Board and staff:** *Board President, Virgel Cain, introduced the Board Members and staff.*
- IV. Dr. Denise DiGianfilippo, Interim Dean of Academic Affairs for Paradise Valley Community College:** *Guest speakers presented their program. Also Theresa Shaw from Desert Broom Library presented a synopsis of programs the library offers.*
- V. Key Note Speaker, Roger Hill, new Principal at Desert Willow Elementary School:** *Mr. Hill spoke on his education background and shared some of the special programs the being taught at the school.*
- VI. Approval of the 2007 Board Meeting Minutes:** *Motion made to approve the 2007 Annual Meeting minutes as presented. Motion carried.*
- VII. Financial Report, budget projections for 2009:** *Total cash on hand is just short of \$2,000,000. Effective January 1, 2009 the Tatum Ranch quarterly assessments will be lowered to \$75.00 (from \$81.00). Sonoran Vista's quarterly assessment will be lowered to \$120.00 (from \$129.00). The budget shows \$35,000 profit for the year. 2009 assessments were based on 3,491 units. The Association is in good shape.*
- VIII. President's Report:** *Virgel Cain addressed the importance of the CC&R's, the Guidelines for Community Living and the Architectural Committee's approval process. Also discussed was the importance of volunteering and keeping up Tatum Ranch property values.*
- IX. Community Manager's Report and looking forward to 2009:** *Community Manager, Rick Nowell presented an overview of Tatum Ranch which included homes, condos, apartments, sub-associations, commercial/retail property and acreage on Tatum Ranch. Mr. Nowell also addressed wall maintenance, landscaping, dog waste stations, monuments, mail boxes and administration, Looking into 2009, Mr. Nowell discussed aging infrastructure, landscape improvements and the community building.*

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- X. Explanation of Candidacy Process:** *Board Vice President, Harold Seligmann, explained the Candidacy process.*
- XI. Announcement of the new Board of Directors and the existing Architectural Committee Members:** *Board President, Virgel announced the new Board and the existing Architectural Committee Members.*
- XII. Announcement of the 2009 Nominating Committee:** *Board Member, Alan Witzer introduced Brian Rugg as the new Committee Chairman.*
- XIII. Homeowner Questions:** *The topics of questions were; request for replacing existing mailboxes with larger units, remodeling the loggia area, house painting, qualifications for serving on the Architectural Committee, and trail improvements on 52nd street alignment.*
- XIV. Adjournment:** *Meeting adjourned at 11:50 pm.*