

2009 ANNUAL MEETING TATUM RANCH COMMUNITY ASSOCIATION

December 5, 2009

MINUTES

Board Secretary, Jay Bieber read the opening announcements

- I. **Call to Order:** *Meeting called to order at 10:04 am.*
- II. **Certification of a Quorum:** *Quorum was met with the presence of Virgel Cain, Jay Bieber and Sean Bodkin. Harold Seligmann and Brian Rugg were absent from this meeting.*
- III. **Introduction of Board and Staff:** *Board President, Virgel Cain, introduced the Board, staff and Architectural Committee. He also recognized former Board Members, Bill Budris and Alan Witzer.*
- IV. **Guest speaker: Councilwomen Peggy Neely and representatives of the Phoenix Police and Fire Departments:** *Ms. Neely's topics centered on the new Black Mountain Police Precinct, Desert Broom Library, the expansion of American Express, Gore Pharmaceuticals, the opening of the Musical Instrument Museum, Chauncey Ranch and the City budget cuts that will be impacting the City of Phoenix.*

Commander Renteria of the Desert Horizon Police Precinct discussed the Black Mountain Police Precinct and crime statistics for the Tatum Ranch area. Fire Captain, Hugh Chase shared with the audience all that was involved in the April 2010 opening of fire station #72.
- V. **Approval of the 2008 Annual Board Meeting Minutes:** *Motion made to approve the minutes as written. Motion carried.*
- VI. **Financial Report, budget projections for 2010:** *Treasurer, Sean Bodkin, stated that the Association is in excellent financial shape. Cash on hand is a lower because of the build out of the loggia area and the changes made to the patio. Assessments are showing lower because of foreclosures happening on Tatum Ranch. Our equity has increased.*
- VII. **President's Report:** *Virgel Cain spoke on Architectural approvals, the Desert Broom Library and schools in general.*

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- VIII. Community Manager's Report and looking forward into 2010:**
Community Manager, Rick Nowell, gave an overview of our preserved open space, the five commercial centers, ways to communicate with our homeowners, the Tatum Ranch Reserve Study, maintenance and upkeep on Tatum Ranch and looking forward into 2010.
- Architectural Committee Chairman, Al Conway, addressed the Application for Design Review process.*
- IX. Explanation of candidacy process:** *Board Treasurer, Sean Bodkin, explained the candidacy process.*
- X. Announcement of the new Board of Directors:** *Pete Sarata from the firm of Olson and Hatcher announced the two newly elected Board Members. Catherine Klein and Harold Seligmann were elected for a term of two years.*
- XI. Announcement of the 2010 Nominating Committee:** *Brian Rugg will be the Chairman of the Committee along with homeowner, Bill Budris serving as one of the Members on the Committee.*
- XII. Homeowner Questions:** *Questions addressed were; renting of the community room, ways to communicate with the office and assessment increases.*
- XIII. Adjournment:** *Motion made to adjourn the meeting at 12:00 (Noon). Motion carried.*