

2010 ANNUAL MEETING TATUM RANCH COMMUNITY ASSOCIATION

December 4, 2010

MINUTES

Based on a lack of Quorum, no business could be conducted on action items

- I. **Call to Order:** *No call to order based on lack of Quorum.*
- II. **Certification of a Quorum:** *Quorum was not met. The two Board members present were Catherine Klein (Member) and Jay Bieber (Member).*
- III. **Introduction of Board and Staff:** *Introductions were made (non-action item).*
- IV. **Guest speaker: Representatives from the New Black Mountain Police Precinct** *Officer Tim Mitten, Community Action Officer for Tatum Ranch spoke on the new Black Mountain Precinct, motorcycle noise, 911 calls and Crime Stop.*
- V. **Approval of the 2009 Annual Board Meeting Minutes:** *Minutes were not approved because this was an action item.*
- VI. **Financial Report, Budget Projections for 2011:** *Provided Financial information was given to homeowners.*
- VII. **Vice President's Report:** *No report was given.*
- VIII. **Community Manager's Report and Looking Forward into 2011:** *Community Manager, Rick Nowell, gave an overview of our four ancillary Associations, our five commercial centers, ways to communicate with our homeowners, purpose of the Reserve Study, infrastructure, maintenance and upkeep on Tatum Ranch (vandalism/graffiti) and an overview to looking forward into 2011.*
- IX. **Explanation of Candidacy Process:** *Community Manager, Rick Nowell, explained the candidacy process.*

2010 ANNUAL MEETING TATUM RANCH COMMUNITY ASSOCIATION

December 4, 2010

MINUTES

- X. Announcement of the New Board of Directors:** *A representative from the accounting firm of Olson and Hatcher gave the results of the election. The three new Board members elected were, Jay Bieber with 424 votes, Joni Cipollone with 354 votes and Virgel Cain with 346 votes. Mike Scheutz came in with 302 votes and Summer Stevenson received 191 votes. A Quorum of 367 eligible ballots was verified. 556 ballots were received with 550 being counted (6 ballots were spoiled). 33 ballots came in after November 29, 2010 and were deemed ineligible.*
- XI. Announcement of the 2011 Nominating Committee:** *Nominating Committee for the 2011 election are Harold Seligmann (Chairman) with members Bill Budris, Scott Flanery and Marilyn Prevatte. Harold Seligmann will step down from the chairmanship if he decides to re-run.*
- XII. Homeowner Questions:** *Questions addressed were; administrative costs, more disclosure on financials and what is Sonoran Vista.*
- XIII. Adjournment:** *Meeting adjourned at 11:15 am.*