

2011 ANNUAL MEETING TATUM RANCH COMMUNITY ASSOCIATION

December 3, 2011

MINUTES

Board Secretary to read Opening Announcements

- I. **Call to Order:** *Meeting called to order at 10:00 am.*
- II. **Certification of a Quorum:** *Quorum was met with the presence of Jay Bieber, Joni Cipollone, Catherine Klein and Virgel Cain. Harold Seligmann was not present.*
- III. **Introduction of Board and Staff:** *Board President, Jay Bieber introduced current Board, Architectural Committee and staff.*
- IV. **Guest speaker: Phoenix Councilman, Jim Waring, District 2:** *Mr. Waring explained how he became our Councilman, answered questions on City North, Sonoran Parkway, City employee Pension Plan, City finances, electronic billboards and that he voted against the Food Tax. Councilman Waring also took questions from the floor.*
- V. **Approval of the 2010 Annual Board Meeting Minutes and the 2009 Annual Board Meeting Minutes:** *Motion made to approve the 2010 Annual Meeting Board Minutes. Motion carried. Motion made to approve the 2009 Annual Meeting Board Minutes. Motion carried.*
- VI. **Financial Report, budget projections for 2012:** *Rick Nowell, Community Manager, presented the financial report.*
- VII. **President's Report:** *Jay Bieber discussed the Tatum Talk newsletter, noted that the Association was in a very good financial position, our Building is paid for and the Board did not raise assessments in 2011.*
- VIII. **Community Manager's Report and looking forward into 2012:** *Mr. Nowell shared his background on his position; his goal for 2012 is to preserve, protect and improve Tatum Ranch.*
- IX. **Explanation of candidacy process:** *Board President, Jay Bieber, discussed this process.*

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- X. **Announcement of the new Board of Directors:** *Board President, Jay Bieber, announced the 2012 Board of Directors as, Jay Bieber, Joni Cipollone, Virgel Cain, Michael Schuetz and Alan Witzer.*
- XI. **Announcement of the 2012 Nominating Committee:** *Board President, Jay Bieber announced that Alan Witzer would be chairperson of this Committee along with homeowners, Marilyn Prevatte and Scott Flanery.*
- XII. **Homeowner Questions:** *Questions were addressed on; Sonoran Parkway project, cocktail party for residents, hunting at 40th Street, and Lone Mountain, Tatum Ranch foreclosures, repaving Cave Creek Road, fire hydrants on Tatum Ranch and other developments surrounding Tatum Ranch becoming part of Tatum Ranch.*
- XIII. **Adjournment:** *Motion made to adjourn meeting at 11:23 am. Motion carried.*