

2012 ANNUAL MEETING TATUM RANCH COMMUNITY ASSOCIATION

December 1, 2012

MINUTES

Board Secretary read the Opening Announcements

- I. **Call to Order:** *Meeting was called to order at 10:00 am.*
- II. **Certification of a Quorum:** *Quorum was met with the presence of Jay Bieber, Joni Cipollone, Mike Schuetz, Alan Witzer and Virgel Cain.*
- III. **Introduction of Board, Architectural Committee and Staff:** *Board President, Jay Bieber, introduced the Board, Architectural Committee and the staff.*
- IV. **Guest speaker: City of Phoenix Mayor, Greg Stanton:** *Mayor Stanton was honored to be at our Annual Meeting and discussed a variety of topics including; City Council, how to get the economy moving, Phoenix has a AAA credit rating, pension reform will be on the March 2013 ballot, the Veterans Advisory Board, improving the conditions of the empty lots in the Phoenix area and supporting local businesses. Mayor Stanton stated that he welcomes input from all citizens and asked volunteers to serve on the City Committees. Mayor Stanton presented the Members the opportunity to ask him questions after his talk.*
- V. **Approval of the 2011 Annual Board Meeting Minutes:** *Motion made to approve the 2011 Board Meeting Minutes. Motion carried.*
- VI. **Financial Report, budget projections for 2013:** *Board Treasurer, Alan Witzer, assured the Members that the Association was in excellent financial condition and the assessments would remain seventy-five (\$75) dollars per quarter. The Association continues to have a Reserve Study completed every year.*
- VII. **President's Report:** *President, Jay Bieber, stated he has enjoyed being part of the Board for the last four years and his objective was to keep home values up.*

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- VIII. **Community Manager's Report and looking forward into 2013:** *Mr. Nowell shared his experience as Community Manager over the last six years. He spoke about the challenges of his position and the many projects that were completed in 2012. His goal for the 2013 year is to preserve, protect and improve Tatum Ranch.*
- IX. **Explanation of candidacy process:** *Community Manager, Rick Nowell, reviewed the process with the Members.*
- X. **Announcement of the new Board of Directors and Architectural Committee Members:** *Board President, Jay Bieber, announced the 2013 Board of Directors as, Alan Witzer, Mike Schuetz, Lee Eichman, Allen Lang and Connie Smith.,*
- XI. **Announcement of the 2013 Nominating Committee:** *Board President, Jay Bieber announced that Rick Nowell and Scott Flanery would be part of this Committee. A Chairman (Board Member) will be selected at the December 4, 2012 Special Board Meeting.*
- XII. **Homeowner Questions:** *Questions were addressed on buffing up the look on the monuments and the "No Solicitation" signs, a request on how to receive a Tatum Ranch Financial Report, a request to make the medians on Cave Creek Road more attractive, discussion on a dog park in Tatum Ranch, a question regarding part-time residents serving on the Tatum Ranch Board and consolidation of the CCR's.*
- XIII. **Adjournment:** *Motion made to adjourn the meeting at 11:19 am. Motion carried.*