

**2013 ANNUAL MEMBERSHIP MEETING  
TATUM RANCH COMMUNITY ASSOCIATION**

**December 7, 2013**

**MINUTES**

**Board Secretary Read Opening Announcements**

- I. **Call to Order:** *Meeting was called to order at 10:03 am.*
- II. **Certification of a Quorum:** *Quorum was met with the presence of Alan Witzer, Connie Smith, Lee Eichman and Mike Schuetz.*
- III. **Introduction of Board, Architectural Committee and Staff:** *Introductions were made of the Board, Architectural Committee and Staff.*
- IV. **Guest Speaker: City of Phoenix, District 2 Councilman, Jim Waring:** *Councilman, Jim Waring, explained the borders that he is responsible for as our District Councilman; explained the budget process that includes Police, Fire Dept. Libraries and Parks and addressed the pension problems that the City is dealing with on former employees,*
- V. **Approval of the 2012 Annual Meeting Minutes:** *Motion made to approve the 2012 Annual Board Meeting Minutes. Motion carried.*
- VI. **Financial Report, budget projections for 2014:** *Board President, Alan Witzer, presented the Financial Report. The Association is in great shape financially.*
- VII. **President's Report:** *Alan Witzer gave his President's Report and stated there are few complaints and the Association is well run by the Board and staff.*
- VIII. **Community Manager's Report:** *Rick Nowell, Community Manager, discussed what transpired in 2014 to include; the interior of the community building and the administrative interior was painted, new plants were added to three Tatum Ranch monuments and four Community monuments, the Desert Willow Parkway East Mazatzal drainage culvert was cleared and rip-rap was added, fourteen trees were planted, common area walls and vegetation were repaired after several accidents, Resale and Governing Documents are now available on a CD, there were 33 trees lost and 50 trees damaged in the July storm, our "Coffee Hour" is a great place to meet and greet your fellow neighbors every Tuesday and Thursday from 9-11 am,*

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*2013 Halloween Party and Desserts with Santa were successful events, Solicitation on Tatum Ranch was explained, new Clean Up Committee Chairperson needed, two Community wide garage sales were held and successful, Tatum Ranch has an active Social Group (call the office if interested at 480-473-1763), graffiti is an on-going problem, vandalism occurred on our Tatum Ranch trucks, mailbox kiosks, irrigation systems and at several homes, community walls and view fence painting will continue into 2014, Sonoran Vista (Parcel Assessment) had a Reserve Study completed in 2013, new plants were added to the Sonoran Vista development and Mr. Nowell urged homeowners to keep the lines of communication open and his goal is to preserve, protect and improve Tatum Ranch.*

- IX. Explanation of candidacy process:** *Rick Nowell, Community Manager, discussed this process.*
- X. Announcement of the new Board of Directors:** *Board President, Alan Witzer announced the new Board of Directors.*
- XI. Announcement of the 2014 Nominating Committee:** *Board President, Alan Witzer, announced the 2014 Nominating Committee will be Scott Flanery and Rick Nowell. Board chairman of this Committee will be determined in 2014.*
- XII. Homeowner questions:** *Questions were addressed regarding specific designs for security doors, solicitation on Tatum Ranch, the legitimacy of a private “social network” for Tatum Ranch, wall art in front of homes, landscaping budget, flood zones and flood insurance.*
- XIII. Adjournment:** *Motion made to adjourn meeting at 11:18 am. Motion carried.*