

**2014 ANNUAL MEMBERSHIP MEETING
TATUM RANCH COMMUNITY ASSOCIATION**

December 6, 2014

MINUTES

Community Manager Read the Opening Announcements

- I. **Call to Order:** *Meeting called to order at 10:03 am.*
- II. **Certification of a Quorum:** *Quorum was met with the presence of Mike Schuetz, Lee Eichman, Neil Kenkel and Scott Flanery.*
- III. **Introduction of Board, Architectural Committee and Staff:** *Board President, Mike Schuetz, introduced the Board Members, Architectural Committee Members and the Staff.*
- IV. **Guest Speaker: City of Phoenix, Vice Mayor, Jim Waring:** *Discussed Phoenix road repair, pension spiking issues, budget meetings (everyone is welcome to attend) and the first female Fire Chief, Kara Kalkbrenner, came aboard.*
- V. **Approval of the 2013 Annual Meeting Minutes:** *Motion made to approve the 2013 Annual Meeting Minutes. Motion carried.*
- VI. **Financial Report, budget projections for 2015:** *Culvert clean out cost \$19,000. 1,200 5-gallon plants and shrubs were purchased for spring planting costing approximately \$23,000. Perimeter wall painting came in at \$110,000 (most of this was view fencing) and the Community Manager answered a few budget questions regarding the Sonoran Vista Parcel Assessment.*
- VII. **President's Report:** *Board President, Mike Schuetz, reported that the Clean-Up Committee needs a new Chairperson. The community garage sales are held twice a year; the 2nd weekend in March and October. The Halloween party is a tradition at Tatum Ranch and we average about 200 kids and adults at this event that is held in the Tatum Ranch community room. Desserts with Santa party is a festive event held at the Tatum Ranch Golf Club each year. This event is limited to 125 children and adults on a first come, first served basis. Reservations are required. The Association sponsors a "coffee" on Tuesday and Thursday from 9-11 am. We also have a Tatum Ranch social group where homeowners can join in on various activities in the afternoon and in the evening.*

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VIII. Community Manager's Report: *Rick Nowell, Community Manager, discussed what transpired in 2014 to include; 1200 5-gallon shrubs were planted on Tatum, Dixileta, DWPE and the Office, 33 vacuum breakers were tested at \$60 each, \$90K was spent on 3.35 miles of the southern Tatum Ranch wall painting and another \$29.3 for 1.72 miles on Tatum Blvd., 62 mail kiosks and 2 ramadas were painted, refinished letters on 3 monuments, painted 3 monuments and granite was placed at 4 of the monuments, the community building parking lot was seal coated and the office bollard fixtures were converted from metal halide to CFL, the City cleared debris under DWPE near 48th Street at no cost and Tatum Ranch removed 780 tons of sand (from the same area) at a cost of \$19K and 70 tons of that sand was used for erosion repair on 600 feet on DWPE, repaired and painted 7 street sign monuments in Sonoran Vista and painted 2 of their bridges, because of chronic flooding issues the culvert at DWPE at Mazatzal had to be cleared twice, the storms we had in August and September put the landscapers behind on their regular schedule, Western Area Power Administration (WAPA) trimmed 41 trees under the power lines and a Reserve Study was completed on the Master Association.*

Looking into 2015 the Association will continue perimeter wall and view fence painting, paint 1/3 of the mail kiosks, will access erosion control at Roberta by the mini park, conduct special projects as needed. Sonoran Vista Reserve Study will be updated along with seal coating their roads and painting their pony walls. The community building exterior will be painted along with the parking lot walls and the carpet will be replaced on the staff side. Continue to enforce Tatum Ranch rules and regulations and work on keeping communication lines open.

IX. Explanation of candidacy process: *The Community Manager, Rick Nowell, explained the candidacy process.*

X. Announcement of the new Board of Directors and Architectural Committee: *Board President, Mike Schuetz, announced the new Board Members and the Architectural Committee Members.*

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- XI. Announcement of the 2015 Nominating Committee:** *Board President, Mike Schuetz, announced that the 2015 Nominating Committee would be Jay Bieber as Chairman and Scott Flanery will serve as a Committee Member. The Association is looking for a third Committee Member.*
- XII. Homeowner questions:** *There was a homeowner question regarding the Tatum Ranch Community District Tax. This tax is to help pay for infrastructure.*
- XIII. Adjournment:** *Motion made to adjourn meeting at 11:14 am. Motion carried.*

After the meeting there was a drawing for five individual \$25.00 gift certificates from the Fry's and Safeway grocery stores.