

**2015 ANNUAL MEMBERSHIP MEETING
TATUM RANCH COMMUNITY ASSOCIATION**

December 5, 2015

MINUTES

Board Secretary Read 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, Jay Bieber, Tom Callahan, Lee Eichman and Neil Kenkel.*
- III. **Introduction of Board, Architectural Committee and Staff:** *Board President, Mike Schuetz, introduced the Board of Directors, Architectural Committee and Staff.*
- IV. **Guest Speaker: City of Phoenix Police Chief, Joseph Yahner:** *Chief Yahner spoke on how to fight against crime, the Community Outreach program, new technology for Police Officers and the hiring and training of Police Officers. Chief Yahner took questions from the floor. Commander Morin addressed calling the precinct for vacation home checks, the importance of keeping your garage door closed, park in your garage and keeping your car doors locked and the need to make our community safe with the assistance of the homeowner. Commander Morin also took questions from the floor.*
- V. **Approval of the 2014 Annual Meeting Minutes:** *Motion made to accept the minutes as written. Motion carried.*
- VI. **Financial Report, budget projections for 2016:** *Tatum Ranch Homeowner Equity ending October 31, 2014 was \$3,555,788.66, Surplus (Deficit) was \$79,338 and there was \$1,995,308.79 in the Reserve account. Sonoran Vista had \$213,434.30 for Total Cash on Hand with a Surplus (Deficit of \$400). Lee Eichman, Board Treasurer, took questions from the floor.*
- VII. **President's Report:** *Board President, Mike Schuetz, discussed the need for a Chairperson on the Tatum Ranch Clean-Up Committee, community garage sales are held twice a year; the 2nd weekend in March and October, there are two traditional children events per year; one is the Halloween Party and the other is*

**2015 ANNUAL MEMBERSHIP MEETING
TATUM RANCH COMMUNITY ASSOCIATION**

December 5, 2015

MINUTES

Desserts with Santa, the Association sponsors a “coffee” from 9-11 am in the Activity Room on Tuesday and Thursday, we also have a social group where homeowners can join in on various activities in the afternoon and evening.

- VIII. Community Manager’s Report:** *Rick Nowell, Community Manager discussed what transpired in 2015 to include; 1200 plants were planted, we continue to be on a 5 year plan to paint our 26 miles of walls and view fences, we have 156 mail kiosks which we repair and paint 1/3 of them annually, the community building was painted, Sonoran Vista roads were seal coated, 9 trees were lost in storms, our landscape laborers were increased from 6 to 8, graffiti continues to be an on-going issue with staff trying to be as responsive as possible to get it removed quickly, solicitors must show ID and leave upon request, vandalism, theft and any type of crime should be reported to the Police and WAPA informed us that Tatum Ranch needs to remove all trees under the powerlines.*
- IX. Explanation of candidacy process:** *Rick Nowell, Community Manager, explained the candidacy process.*
- X. Announcement of the new Board of Directors:** *Board President, Mike Schuetz, introduced the new Board of Directors and the Architectural Committee.*
- XI. Announcement of the 2015 Nominating Committee:** *Board President, Mike Schuetz, announced that the 2016 Nominating Committee would consist of Neil Kenkel as Board Chairman along with Roy Brotherhood, Scott Flanery and Rick Nowell serving as Committee Members.*
- XII. Homeowner questions:** *The Board answered questions regarding the Reserves, insurance on renting the room where alcohol is involved and Association assessments.*
- XIII. Adjournment:** *Meeting adjourned at 11:04 am.*