

**2016 ANNUAL MEMBERSHIP MEETING
TATUM RANCH COMMUNITY ASSOCIATION**

December 3, 2016

MINUTES

Community Manager, Rick Nowell, 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 Tom Callahan, Neil Kenkel and Jeannie Marcil.*
- III. Introduction of Board, Architectural Committee and Staff:** *Tom Callahan introduced the Board, Architectural Committee and staff.*
- IV. Guest Speakers: City of Phoenix Police Chief, Jeri Williams and Commander Charles Morin:** *Chief Williams addressed her history and her “climb up the ladder” to her position as Phoenix Police Chief. She addressed timely response times and paying attention to your surroundings. She also took questions from the audience. Commander Morin talked about building community relations, solicitation, traffic patterns and speeding.*
- V. Approval of the 2015 Annual Meeting Minutes:** *Motion made to approve the 2015 Annual Meeting Minutes. Motion carried.*
- VI. Financial Report, Budget Projections for 2017:** *Rick Nowell, Community Manager, addressed the Financial Report, in the absence of Board Treasure, Lee Eichman.*
- VII. President’s Report:** *In the absence of Board President, Jay Bieber, there was not a President’s Report given.*
- VIII. Community Manager’s Report:** *Rick Nowell spoke on Tatum Ranch accomplishments throughout the 2016 year; 700 5-gallon shrubs were planted on 40th St, DWPE/W and Tatum Blvd and Tatum Ranch Drive, 33,514 feet of wall was painted for a cost of \$153K, forty (40) kiosks were painted on the west side of Cave Creek Rd., four (4) monuments were refurbished (Desert Willow Estates, Saddleback, Desert Manor Place and Desert Manor Estates, carpet was replaced in the administration office*

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new phone system installed in the office and several roof leaks were repaired on the administration building, thirty-three (33) vacuum breakers were tested, culvert was cleared at DWPE at Mazatzal because of chronic flooding issues, eight islands in Sonoran Vista received granite, Sonoran Vista had their gates painted and road repairs were addressed, the Tatum Ranch Reserve Study shows us 80% funded, sixteen (16) trees were lost in an August storm, six (6) diseased trees were removed, our new landscaping service is with Luxor Landscaping and our licensing Agreement with Western Area Power Administration (WAPA) expired 9/1/2016.

IX. Explanation of Candidacy Process: *Rick Nowell, Community Manager, explained the Candidacy Process.*

X. Announcement of the New Board of Directors: *Tom Callahan introduced the new Board of Directors.*

XI. Announcement of the 2017 Nominating Committee: *Tom Callahan announced the 2017 Nominating Committee.*

Rick Nowell, Community Manager, addressed the audience with his announcement that he would be retiring at the end of the year. He thanked the staff, Board and Architectural Committee for their commitment to the community and also introduced the new in-coming Manager, Scott Flanery.

XII. Homeowner Questions: *Questions were all related to compliance on Tatum Ranch.*

XIII. Adjournment: *Motion made to adjourn meeting at 11:27 am. Motion carried.*