

**2018 ANNUAL MEETING
TATUM RANCH COMMUNITY ASSOCIATION**

December 1, 2018

MINUTES

Community Manager read Opening Announcements

- I. Call to Order:** *Rick Nowell called meeting to order at 10:07 am.*
- II. Certification of a Quorum:** *Verification of Quorum was met with the presence of Rick Nowell, Les Horvath, Don Townsend and Lee Eichman*
- III. Introduction of Board, Architectural Committee and Staff:** *Rick Nowell introduced sitting Board of Directors. Rick Nowell introduced the Architectural Committee members in attendance. Scott Flanery introduced the Office Staff.*
- IV. Guest speaker: Jim Waring, District 2 Councilman Member are City of Phoenix:** *The Councilman spoke about the process in which he was elected. They consolidated elections to make it easier to vote, more people voted this year with less cost and cut down on the street signs that were seen. He talked about transportation regarding the light rail verses city streets funding. He explained how the funding was distributed, in which the light rail's budget was much higher in amount verses hardly any money spent on street repair. He provided an explanation to the audience, the committee decided on which streets were funded to be repaired. Other discussion included the mayor's race, signage during the campaign and illegal placement of those signs, illegal dumping in the area especially since we have state land, weeds, and water leaks. Agencies are trying to work together so they are not continually tearing up the streets.*
- V. Approval of the 2017 Annual Board Meeting Minutes:** *Les Horvath made motion to approve minutes. Motion carried. (4-0)*
- VI. Financial Report, budget projections for 2019:** *Board Treasurer, Lee Eichman, went over the YTD Financials, Sonoran Vista and took questions from the Members.*
- VII. President's Report:** *Rick Nowell, Vice President, read Tom Callahan, Board President's report since he wasn't available to attend the meeting. He wanted to remind all our residents that they serve as volunteers on the Board of Directors and Architectural Committee.*

They are motivated to keep our community at the high standard it is and has been. Tatum Ranch has a lot of rules that go along with being a part of this community. It is a lot to take in if you ever sat down with a copy of the CC&R's and Community Guidelines. Save yourselves a lot of grief and check in with the community office or attend the Architectural Committee meeting and find out the guidelines before starting that project. He thanked all the residents that volunteered to make the Homeowner's Appreciation event and Thirty-Year Tatum Ranch Anniversary Celebration was a success. Another Homeowner Appreciation event is scheduled for 2019. He encouraged any residents who are interested in serving on the Board or Architectural Committee to please let Scott Flannery, our Community Manager.

VIII. Community Manager's Report and Looking forward into 2019:

Scott Flannery, Community Manager, spoke about Accomplishments for 2018: The Spring Planting, flowers in the mediums, shrub planting (Dixileta, DWPE, Tatum & Tatum Ranch Drive); new plants at the Roberta Mini Park; Wall painting in Parcel 26, 27, 31, and 32 East side of Tatum Ranch along Desert Willow Parkway(10,699 feet, about 2 miles, \$60K); Monuments are looking good (Main Tatum Blvd., Lone Mountain, Tatum & Juana, Dixileta & 52nd) have liquid fertilizer for long blooms on healthy plants. This year the parking lot was sealed at the Community Building. Social Committee this year did the 30th Anniversary Block Party which was a great success with 125 people for family time and 138 people during the music event. Wine & Cheese party earlier this year and again in the new year. Key Events: Maintenance was done to clearing the culvert at Desert Willow Parkway and Mazatzal (dirt buildup) due to blockage caused by overflow. Sonoran Vista Reserve Fund is 91% funded. Sonoran Vista had some painting done on front gates and repaired front gates due to issues with wear. We had 3 major storms that took out about 45 trees this summer and Desert Willow Parkway East got a fertilizer system installed should see a difference next summer. Graffiti was light this year. Renewed a contract with Luxor Landscaping for 2019/2020 which is the largest single expense for Tatum Ranch. Extensive trimming of shrubs and trees to encourage new growth in 2018. Luxor is using the woodchipper since June and has chipped over 30 tons in the last six months; all material from the chipper is sent to the City of Phoenix Composting Program which is saving Tatum Ranch money. Dog Stations used 81,000 bags in a single year (34 doggie stations). Community development, we have a storage unit that will be two stories high, which will be behind Cobblestone covering the whole dirt lot; Peak View Homes/44th Street in the county area by Keystone wants to add new homes after the first of the year. We replaced six mailbox kiosks. Western Area Power

Administration (WAPA) came in and said the trees were too tall (over 10 feet) so they were trimmed, they are recovering well, and no new trees are allowed, shrubs only, if we plant. Lease with WAPA which allows us to have vegetation under the power lines. Looking forward into next year: Homeowner Appreciation Wine and Cheese Celebration on March 23 at the Golf Course, continue landscaping care by maintaining a natural look and planting trees this spring. We will continue compliance with enforcing the regulations by working with the owners, if you get a letter, come into the office and talk to us, communication is the key. Our goal is to Preserve, Protect, and Improve Tatum Ranch as a whole. As stated earlier, we will be upgrading with new software in the office.

- IX. Explanation of candidacy process:** *Community Manager, Scott Flanery, went over the candidacy process.*
- X. Announcement of the new Board of Directors and Architectural Committee:** *Board Vice President, Rick Nowell, introduced the new Board of Directors who consisted of Lee Eichman, Don Townsend, Les Horvath, Tom Callahan and himself, then he introduced the Architectural Committee who are Anne Marie Della Donne, Diane Turner, David Roland and Cheryl Bess. One seat is still open for the Architectural Committee.*
- XI. Announcement of the 2019 Nominating Committee:** *Community Manger, Scott Flanery, introduced the Nominating Committee for 2019. The committee will consist of Les Horvath, Patrick Brown and Scott Flanery.*
- XII. Homeowner Questions:** *Tim Mitten our Community Action Officer spoke about a few issues in our area: thefts due to open garage doors and vehicles parked on the street which are unlocked. He also invited everyone to go to the "Coffee with a Cop". Questions were taken on the wash being a fire hazard; budget on expenses for 2019 more than 2018 due to administrative and landscaping cost are the two highest expenses; bushes need to be cut for traffic safety should call the office so this can be taken care of; problem with barking dogs should call the City of Phoenix, they have a form to fill out that can help more than the HOA, trash cans early placement can find that information in the Tatum Talk; water holding basins for mosquito control which had water due to the rain, can contact the City of Phoenix if it becomes a problem; more handicap parking spaces at the office; change in street lights is due to the LED change the City of Phoenix has done and call the City of Phoenix if a problem.*

XIII. Adjournment: *Les Horvath made motion to adjourn. Motion carried.*
(4-0) Rick Nowell adjourned the meeting at 11:55 am.

After meeting there was a drawing for five (5) gifts baskets and gift cards.

APPROVED BY: _____ **DATE:** _____

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