

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**JANUARY 20, 2016**

**APPEALS**

- I. **CALL TO ORDER:** *Meeting called to order at 6:29 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Tom Callahan, Lee Eichman and Neil Kenkel.*
- III. **COMPLIANCE APPEAL**
  - **31B/85, Lincoln and Dawn Gima appealing \$50 monetary penalty for failure to submit an application and paint their home/walls.**  
*Motion made to deny the appeal. The \$50.00 fine stands. Motion carried.*
- IV. **ADJOURNMENT:** *Motion made to adjourn at 6:35 pm. Motion carried.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

*Discussion regarding potential lights around the roof line of McDonalds.*

**TATUM RANCH  
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**JANUARY 20, 2016**

**GENERAL MEETING**

**MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 6:40 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Tom Callahan, Lee Eichman and Neil Kenkel.*
- III. **APPROVAL OF THE JANUARY 20, 2016 PROPOSED AGENDA:**  
*Motion made to approve tonight's Agenda. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 18, 2015 BOARD MEETING MINUTES AND THE SPECIAL BOD MEETING ON DECEMBER 10, 2015.** *Motion made to correct the financial report on the November 18, 2015 Board Meeting minutes to read "gone from" \$3,487,967 instead of "gone through." Motion carried. Motion made to approve the November 18, 2015 minutes as amended. Motion carried. Motion made to approve the December 10, 2015 Special Meeting minutes as written. Motion carried.*
- V. **FINANCIAL REPORT FOR NOVEMBER/DECEMBER 2015 (see Bd pkt)** *Discussion on bottom line. December 2015 Financials show a YTD Surplus of \$57,458.58.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE REPORT:** *Applications are picking up.*
  - **SOCIAL COMMITTEE REPORT:** *Committee Chairperson made a request to purchase an item to go in the corner of the Activity Room. Once she finds what she wants she will run item and cost by the Community Manager.*

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**VII. COMMUNITY MANAGER'S REPORT (see front of Bd pkt)**

*Items discussed were; large leak in storage room repaired, attended Peak View Rd. abandonment hearing, five trash barrels at dog stations pushed over and plastic bags strewn around, conversation with homeowner regarding his two unapproved trees, Community Manager and Board Member, Neil Kenkel, met with Councilman, Jim Waring to review condition of Cave Creek and Lone Mt. Roads., Southwest Gas doing work at three locations (Falcon Ridge monument, SEC of Tatum/Dixileta and SWC of Dixileta/DWPE), met with Solar Tops Rep. to consider feasibility of solar on the community building, according to a 30 year lease agreement, WAPA informed us that the vegetation under the power lines is not to exceed 15 ft. in height, 102 trees were topped under the power lines, S.V. entry/exit and pedestrian gates were painted and Cox was called to come back out and correct a bad repair job they did.*

**VIII. UNFINISHED BUSINESS**

- **APS AUDIT:** *Community Manager to prepare data (one year) for APS.*
- **CHEESE AND WINE PARTY FOR HOMEOWNERS (see Bd pkt for two proposals) HOMEOWNER, JACK SAMUEALS TO SPEAK** ***Motion made** to have the Wine and Cheese party at the Tatum Ranch Golf Course. Motion carried. Jay Bieber opposed the vote. Two guests per household. Jack Samuels to work with golf club on contract.*
- **2015 SONORAN VISTA RESERVE STUDY (see front of Bd pkt)** *Sonoran Vista is 98% funded.*
- **ACCEPTANCE OF ELECTRONIC SIGNATURES ON APPLICATIONS FOR DESIGN REVIEW:** ***Motion made** to deny their request for accepting electronic signatures. Motion carried.*

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**MINUTES**

**IX. NEW BUSINESS**

- **DATES AND TIME OF 2016 BOARD MEETINGS (see front of Bd pkt for 2016 calendar)** *Motion made The Board Meetings for 2016 will continue on a by-monthly basis on the third Wednesday of the month, but the start time of the meetings will change to 6:00 pm (formerly 6:30 pm). Motion carried.*
- **SELECTION OF THE NOMINATING COMMITTEE**  
**CHAIRMAN FOR THE 2016 ANNUAL ELECTION:** *Neil Kenkel volunteered to be the Nominating Committee Chairman for the 2016 election.*
- **REVIEW FUNDS DISBURSMENT POLICY (see Bd pkt):**  
*Reviewed and no changes to this Policy.*
- **REVIEW INVESTMENT POLICY (see Bd pkt)** *Reviewed and no changes to this Policy.*
- **SELECTION OF BOARD MEMBER(S) TO SERVE AS CHAIRMAN OF THE ARCHITECTURAL COMMITTEE (see Bd pkt for calendar of highlighted dates of meetings):** *Lee Eichman will serve in January, February and March, Tom Callahan will serve April, May and June, Jay Bieber will serve July, August and September and Neil Kenkel will serve October, November and December. Meeting start time is 6:00 pm on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month.*
- **APPOINTMENT OF A FIFTH BOARD MEMBER (see Bd pkt)**  
*Motion made to approve Jeannie Marcil as the 5<sup>th</sup> Member of the Board of Directors. Motion carried.*

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- **DISCUSSION ON DRONES FLYING IN TATUM RANCH (see Bd pkt):** *Discussion held. Community Manager to contact police department and get their input on Drones.*
- **REFUND ZONING ADJUSTMENT FEE (see Bd pkt) Community Manager to speak:** *Motion made to refund \$490.00 to homeowner. Motion carried.*
- **2016 GOALS:** *Discussion on Annual Meeting being catered. Motion made that the Annual Meeting should be catered. Motion carried. Discussion on Tatum Ranch exercise trail and equipment. A prior Board made a decision not to maintain the exercise equipment.*

**X. ADJOURNMENT:** *Motion made to adjourn meeting at 8:51 pm. Motion carried.*