

**TATUM RANCH
BOARD OF DIRECTORS**

JANUARY 17, 2018

GENERAL MEETING MINUTES

**29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

6:15 PM

APPEALS

- I. CALL TO ORDER:** *Meeting called to order at 6:15 pm.*
- II. VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Tom Callahan, Lee Eichman Rick Nowell and Les Horvath.*
- III. APPEALS**
- **COMPLIANCE APPEALS**
 - 6:15 PM (1/39) appealing \$50.00 monetary penalty for failure to remove his string lights.** *Motion made to keep the fine and deny the appeal. Motion carried.*
 - 6:20 PM (33/82) appealing \$50.00 monetary penalty for failure to remove a palm tree.** *Motion made to approve the appeal. Motion carried.*
 - **ARCHITECTURAL APPEALS**
 - 6:25 PM (32A/89) appealing \$50.00 fine he received for failure to get approval for his solar installation.** *Motion made to waive the \$50.00 fine because they are now in compliance. Motion carried. Mr. Nowell opposed.*
 - 6:30 PM (9A/116) appealing Architectural Committee denial of his two lampposts in his backyard.** *Motion made to ask Mr. Bartolini to put a course of block on the wall to make the lampposts not visible and the work needs to be done by three months from now. Motion rescinded. Motion made to table the decision until the March 2018 Board meeting. Motion carried.*
- IV. ADJOURNMENT:** *Motion made to adjourn meeting at 6:45pm. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Items discussed were; Stops signs on 40th Street and Lone Mtn. are gone, parking on 40th street, a commercial plumbing truck parking on the street and some Guidelines need to be rewritten.

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- I. **CALL TO ORDER:** *Meeting called to order at 6:56 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Lee Eichman, Rick Nowell and Les Horvath.*
- III. **APPROVAL OF THE JANUARY 17, 2018 PROPOSED AGENDA:** *Motion made to approve the Agenda as proposed. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 15, 2017 BOARD MEETING MINUTES AND THE DECEMBER 8, 2017 SPECIAL MEETING MINUTES.** *Motion made to approve the minutes of the December 8, 2017 Special Meeting with the spelling correction of Les Horvath's last name. Motion carried. Motion made to accept the minutes of the November 15, 2017 Board Meeting Minutes. Motion carried.*
- V. **FINANCIAL REPORT FOR NOVEMBER/DECEMBER 2017 (see Bd pkt)** *for month ending December 31, 2017; Total Liquid Assets were \$2,330,000, Operating Fund was \$153,000, Total Investments were \$2,177,000 and Restricted Reserves came in at \$1,008,000. Motion made to accept the Financial Report as given. Motion carried.*
- VI. **COMMITTEE REPORTS**
- **ARCHITECTURAL COMMITTEE, Board to review and appoint three homeowners to the Committee (see Bd pkt, under New Business)**
 - **SOCIAL COMMITTEE, update on Wine, Beer and Cheese Homeowner Appreciation event and the 30th Year Anniversary Celebration:** *March Tatum Talk will have a flyer on the "Homeowner Appreciation" evening. The Tatum Ranch 30th year Anniversary Party will be on October 20, 2018 at the Tatum Ranch Golf Club.*
- VII. **COMMUNITY MANAGER'S REPORT (see Bd pkt)** *items discussed were; the 30th year Anniversary will be celebrated on October 20, 2018 at the Tatum Ranch Golf Club, Stearns Bank account will stay open with enough money in it to cover outstanding checks, new CD opened at Alliance Bank for Sonoran Vista with a rate of 1.45%, A&C Properties now own Fry's plaza as well as the Safeway Plaza, DWPE & Peak View had a water meter not working for several years (waiting to see what the charges will be), in 1997 a lien was placed on*

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wash property behind Fernwood Ct. and the City was going to foreclose on that property for non-payment (City said that was a mistake and released the Lien), new home development at Lone Mtn. and 40th St. started construction, Manager to write new Policy for collection process, more homeowners are using the online payment option on our website, tree planting will begin in the Spring, Manager focusing on getting water to all plants, Saguaro planted at the corner of Tatum Blvd. and Tatum Ranch Dr., Annual Meeting speaker, David Schweikert, went very well, contacting P.O. about taking control of mail boxes and adding stucco, Reserve Study for Tatum Ranch will be this year, Sonoran Vista entry gate may need to be replaced, Manager looking for new software for office because our Voyager System is being discontinued, Tatum Greens, Tatum Village and Toscana all have new Managers, 2018 RFP for painting mailed to Luxor and Reed Painting and new height limitation of 10 feet for trees under powerlines was established by WAPA.

VIII. UNFINISHED BUSINESS

- **CLARIFICATION ON GUIDELINE #22, LIGHTING (see Bd pkt)**
Motion made to agree with changes but retain “except for holiday decorations, no colored or string lights are permitted.” Motion carried.

IX. NEW BUSINESS

- **DATES AND TIME OF THE 2018 BOARD MEETINGS (see front of Bd pkt for 2018 calendar) Motion made** to approve the 3rd Wednesday of the month for the Board Meetings except the November Board Meeting will be on November 14th (Not November 21st).
Motion made to have the Annual Meeting on December 1st. Motion carried.
- **REVIEW FUNDS DISBURSMENT POICY (see Bd pkt) Motion made** to approve the Funds Disbursement Policy. Motion carried.
- **REVIEW INVESTMENT POICY (see Bd pkt) No action taken**
- **SPRING PLANTING (see Bd pkt) Motion made** to accept the Spring planting with the exception of Scott’s review of four trees (one on Dixileta and three on 40th Street).

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- **2018 AUDIT** (see Bd pkt) *Motion made to do an Audit. Motion withdrawn. Motion made that we do a review. Mr. Nowell and Mr. Eichman opposed. Tie vote, Motion failed. Agreed to table this item until the March 2018 Board meeting.*
- **BOARD TO REVIEW THREE MEMBER APPLICATIONS FOR CONSIDERATION TO BE ON THE ARCHITECTURAL COMMITTEE:** *Motion made to accept the three applications for the three openings on the Architectural Committee. Motion carried.*

X. ADJOURNMENT: *Motion made to adjourn the meeting at 8:34 pm. Motion carried.*

**AFTER THE GENERAL BOARD MEETING, THE BOARD WENT INTO
EXECUTIVE SESSION TO DISCUSS MEMBER APPEALS**