

**TATUM RANCH
BOARD OF DIRECTORS**

JANUARY 16, 2019

GENERAL MEETING MINUTES

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

6:15 PM

APPEALS

- I. **CALL TO ORDER:** *Rick Nowell called the meeting to order at 6:23 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of Quorum was met with the presence of Les Horvath, Don Townsend, Lee Eichman and Rick Nowell.*

III. **APPEALS**

ARCHITECTURAL APPEALS

None

COMPLIANCE APPEALS

None

- IV. **ADJOURNMENT:** *Les made motion to adjourn the meeting at 6:24 pm.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Resident called the office on three occasions in regards to damage done from the storms to check the status. He was told this order was still open. Broken tree branches are hanging over view fence and in the fire break zone in front of his house. Landscaping will be done when they do the fire break. Area will be moved in schedule to take care of this issue.

**GENERAL BOARD MEETING WILL DIRECTLY FOLLOW
HOMEOWNER QUESTION AND ANSWER PERIOD**

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PROPOSED AGENDA

- I. **CALL TO ORDER:** *Rick Nowell call the meeting to order at 6:25 pm.*
- II. **VERIFICATION OF QUORUM:** *Quorum was met with the presence of Les Horvath, Don Townsend, Lee Eichman and Rick Nowell.*
- III. **APPROVAL OF THE NOVEMBER 14, 2018 PROPOSED AGENDA:**
*Rick Nowell **motion made** to accept agenda. Motion carried, (4, 0). Mike Schuetz caught mistake, date should be January 16, 2019. Les Horvath **made motion** to approve the amended proposed agenda. Motion carried, (4,0).*
- IV. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 14, 2018 BOARD MEETING MINUTES:** *Les Horvath **motion made** to accept the November 14, 2018 meeting minutes. Motion carried, (4,0). Approved as amended.*
- V. **FINANCIAL REPORT FOR NOVEMBER/DECEMBER 2018 (see Bd pkt):** *As of December 31, 2018 Total Liquid Assets were \$2,475,015.50. Operating costs were \$289,310.63. Total Investments/Savings are \$2,185,454.80. Restricted Reserves (TRCA only) were \$1,113,887.17. **Motion made** to accept Financial Report. Motion carried.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *Jack Samuel's explained in regards to the new sign for Safeway, they are removing one (Tatum Blvd) and putting up another with more visibility; Fry's will have slots for tenants on Cave Creek; attempts and edits for guideline for patio covers.*

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- **SOCIAL COMMITTEE** – *Wine, Cheese & Beer will have the same food as last year. Flyer will be out in the Tatum Talk and new write up. Scott Flanery talked about doing an Annual Party with the golf course again; this time condense the time and golf course to participate more in expenses.*

VII. COMMUNITY MANAGERS REPORT: *Banking-ACH statements were sent out to all who had more than the \$78.75 as of 12/15/18. We found that there were many home owners who owed money but were not getting statements on the money's due. It was late fines, late fees and some assessments. It totaled up to \$9000. Commercial Property- a self-storage company looking to open on the empty lot behind Cobblestone Car Wash; has submitted to the Architectural committee and had a public meeting. City of Phoenix, opened a complaint about the water damage on Dixileta Drive. Community Building-freezer no longer works. Community Development-Keystone is starting to build on the west side of Tatum Ranch; Peak View and 44th Street in the ranch property area. Graffiti/Vandalism-currently have issues with dirt bikes in the basin at 43rd Street and Morning Vista; also backs up to Fry's complex; several dirt bikes have created a track in the basin for them to ride; I have informed them not to ride and placed new signs in the area. Financial-need to review signature requirements at banks. Landscaping-Luxor-has finished for the year. Weeds are the biggest thing needing attention the first of the year; with the rains the water is off but the weeds are growing. Landscaping in general-waste bin pit in the landscape yard has collapsed; wood will be replaced in January, projects that required a skid loader to move the dirt are 1) wash at Roberta Mini Park, 2) drainage easement on Windstone Trail and 48th Street that drains on the golf course, 3) drainage at Palo Brea stub street; remove sediment, 4) 48th Street and Parcel One-fix drainage. Miscellaneous-APS will be fixing the power to the main monument in January. Property Maintenance-requested information from city to do reclaimed water for our irrigation. Reserve Study-completed and approved in 2018. Annual Meeting-we had about 70 people in attendance; Speaker Jim Waring District 2 Council member for Phoenix City Council sends his thank you for letting him speak. Signage-A & C properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Fry's and Safeway Plazas.*

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Sonoran Vista-main gate has had two service calls, replaced the antenna on the control panel. Software- still using Voyager 2000; still searching for replacement software. Wall painting-will be submitting for proposals to painting walls in 2019 for the board to approve in March meeting. WAPA-the trees under the powerline have been trimmed to the 10 foot range that is the power lines from Dixileta south.

VIII. UNFINISHED BUSINESS

- **Email for Board members (bd #1, 2, etc) – First initial , last name, each member has to sign up for it: inactive link; resend to members to set up account**
- **LUXOR CONTRACT:** *Les Horvath made motion to amend in section D to delete community manager, next sentence state something to the effect of qualified replacement to be approved by TRCA, if one in not provided then TRCA can terminate the contract with a 30 day written notice. Motion carried, (4,0).*
- **CONFLICT OF INTEREST:** *AM CHECK worked up a conflict of interest as suggested by the attorney. Informative, it is now an office policy which will include Board of Directors and Architectural Committee. Conflict of Interest needs a signature line and date.*

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IX. NEW BUSINESS

- **Board meeting dates for 2019:** *Board generally meets third Wednesday of alternate months at 6:15 pm.*
- **Tatum Ranch Community Association Funds Disbursement Policy Funds:** *Annual review, policy requires no changes.*
- **Investment Funds Policy:** *Annual review, policy requires no change.*
- **Board to review Applications for Architectural Committee members (3):** *Rick Nowell made motion to appointment Mr. Burghoffer as a seated member of the committee. Cheryl Bess was acclimation. Mr. Li will be an alternate. Motion carried (4,0).*
- **Clarification of trash can policy:** *Change from 15 days to 21 days, appeal received by certified mail*
- **Board member schedule for Architectural Committee Meeting:** *Rick Nowell- 1st quarter, Don Townsend-2nd quarter, Tom Callahuan-3rd quarter, Lee Eichman-4th quarter, Les Horvath- alternate*
- **Community Room Fee Schedule:** *Les Horvath made motion to approve the new fee schedule presented by Scott Flanery. Motion carried. (4,0)*
- **Letter of Engagement:** *Board reviewed letter, needed a couple of changes. (date and review)*
- **Financial Review Choice:** *Les Horvath made motion to do a review for 2018. Motion carried (3,1) Rick Nowell opposed.*

- X. **ADJOURNMENT:** *Rick Nowell made motion to adjourn at 7:56 pm. Motion carried. (4,0)*

AFTER THE GENERAL BOARD MEETING, THE BOARD WILL GO INTO EXECUTIVE SESSION TO DISCUSS MEMBER APPEALS AND LEGAL