

**TATUM RANCH
BOARD OF DIRECTORS**

JANUARY 15, 2020

**GENERAL MEETING MINUTES
29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

- I. CALL TO ORDER:** *Tom Callahan called the meeting to order at 6:15 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum with the presence of Roy Brotherhood, Rick Nowell, Tom Callahan and David Roland.*
- III. APPEALS**
- IV. ARCHITECTURAL APPEALS:** *none*
- V. COMPLIANCE APPEALS:** *none*
- VI. ADJOURNMENT:** *Tom Callahan adjourned the meeting at 6:17 pm.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner inquired as to why the clear cutting was occurring along Cave Creek Road and the golf course. Manager explained the golf course received a notice to clear up the dead trees and weeds. Another homeowner called the City of Phoenix about the overgrowth into the bike lane, which has been cut back. The bike lane is the city's responsibility. Rick suggested that we support the Scenic Corridor. Discussion on what department to contact. Will start with contacting Jim Waring's office for direction.

Another homeowner had a discussion with the board on what he can do about one of his neighbors who is handicapped. The board suggested he call the office to get information on Foothills Caring Core, manager will check with compliance and see if we have a secondary contact.

**GENERAL BOARD MEETING FOLLOWED DIRECTLY AFTER HOMEOWNER
QUESTIONS AND ANSWER PERIOD**

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- I. CALL TO ORDER:** *Tom Callahan called the meeting to order at 6:31 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Roy Brotherhood, Rick Nowell, Tom Callahan and David Roland.*
- III. APPROVAL OF NOVEMBER 20, 2019 BOARD MEETING MINUTES:** *Rick Nowell **made motion** to approve as amended minutes. Motion carried. (4, 0)*
- IV. APPROVAL OF THE JANUARY 15, 2020 PROPOSED AGENDA:** *Rick Nowell **made motion** to approve as proposed. Motion carried. (4, 0)*
- V. FINANCIAL REPORT FOR NOVEMBER/DECEMBER 2019:** *Scott Flanery gave the financial report.*
 - Total Liquid Assets: \$2,846,242.80 (Total Operating Cash + Total Investments)*
 - Operating Funds: \$155,120.71 (Alliance #7297 & Chase Bank)*
 - Total Investments/Savings: \$2,691,122.19 (From TRCA Balance Sheet)*
 - Restricted Reserves: \$1,147,199.58 102% Funded (TRCA only)*
- VI. COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *nothing currently*
 - **SOCIAL COMMITTEE:** *Jack Samuels discussed the new Wine, Cheese & Beer flyer. He is negotiating pricing for food and drinks. He is trying to add two new appetizers and increasing other items since we have more homeowners attending. He is also trying to change the way the buffet is set up. An additional funding amount will be needed for the food. Discussion on the RSVP which helped more residents attend.*

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VII. COMMUNITY MANAGER'S REPORT: *Scott Flanery presented his report.*

VIII. UNFINISHED BUSINESS

- **Proposed Plants to add to Approved Plant List - Little Jack:** *Rick Nowell **made motion** to deny any Callistemon to be added to the plant list. Motion seconded and carried. (4, 0)*
- **Budget-Sonoran Vista:** *Rick Nowell **made motion** to approve Sonoran Vista 2020 budget. Motion carried. (4, 0)*
- **Other HOA fees:** *Discussion on changing resale fee if needed in the future.*

IX. NEW BUSINESS

- **Review new ARC member-no paperwork yet:** *no discussion*
- **Review new Board Member:** *Rick Nowell **made motion** for Chuck Teater to fill the one-year vacant board position. Motion carried. (4, 0)*
- **Review Funds Disbursement Policy/ Investment Policy:** *Rick Nowell **made motion** to keep the Funds Disbursement policy and Tatum Ranch Investment Policy as they currently exist. Motion carried. (4, 0)*
- **Spring Planting:** *Tom Callahan **made motion** to approve one half of the plant list with the budget of \$5000.00 with warranty as previously purchased. Motion carried. (4, 0) Rick Nowell **made motion** to approve the tree planting as presented. Motion carried. (4, 0)*
- **Board schedule dates for Architectural Committee Meetings:** *Board divided up schedule: Rick Nowell- 1st quarter, Tom Callahan-2nd quarter, Roy Brotherhood-3rd quarter, David Roland-4th quarter and Chuck Teater will serve as alternate.*

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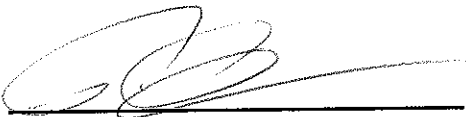
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- **Letter of Engagement/Decision of 2019 Financial Review:**
- *Rick Nowell **made motion** to do Compilation Engagement for 2020. Motion denied. (2,2)*
Tom Callahan made motion to approve Compilation Engagement. Motion carried. (4, 0)
- **Baker Basin-Drainage Analysis & Recommendations:** *discussion on proposal*
- **ANC Properties-Safeway Plaza removal of trees:** *Rick Nowell made suggestion to amend agenda to move the last item under New Business and move up to next. Discussion occurred on this matter.*

X. ADJOURNMENT: *Tom Callahan adjourned meeting at 9:00 pm. (4, 0)*

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

Signature:  Date: 3/18/20

Signature:  Date: 3/18/20

Tatum Ranch Community Association
MANAGER'S REPORT January 15, 2021

<u>Project</u>	<u>Status</u>	<u>Notes</u>
Banking	Continuing	Placed excess operating funds in Money Market to earn extra interest till funds are needed.
Commercial Properties	Continuing	A Self Storage company is going in on the empty lot behind Cobblestone Car Wash with construction starting First of 2020. A and C Properties has started the new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas. Should be completed by the first of the 2020.
City of Phoenix	In Progress	I have been in contact with the City Street Dept, Mr Knudson, about the water drainage on Dixileta Dr. City Streets supervisor was called with options on corrections for the water flow.
City of Cave Creek	In Progress	Kevin Howell from the last meeting has called to say that the City of Cave Creek wants to push forward with the pump site on the corner of Cave Creek and Tatum next to Circle K. Their preliminary site survey says it is tight by will fit a lift pump for the city of Cave Creek. They are now doing an elavations and site plan to present to Tatum Ranch and the City of Phoenix. City of Cave Creek inquired about lease or purchase of land off of Cave Creek Rd to place lift pumps for the city to get water from the CAP canal to their water treatment facility. Currently looking at the corner area infront of Circle K. We own the small lot that would house the above ground pump building. This would be close to their water line and in a commercial area that would not effect homeowners. We would have a choice to sell, lease or say no.
Community Building	Completed	No current issues.
Community Development	In Progress	Keystone Homes is starting to build on the west side of Tatum Ranch. New developer for Cache Homes wants to build on land next to the old mini park basin at 43rd street and Morning Vista.
Delinquency Collections	In Progress	
Graffiti / Vandalism	In Progress	Jan 8th a large amount of vandalism and graffitti was done at Desert Willow park, Toscana and city sidewalks.
Financial	In Progress	
Landscaping - Luxor	In Progress	Del Oro Basin was cleanout and we have a large amount of weeds coming up this year. Currently spraying weeds and will remove dead weeds in a few weeks. Wash fire break work starts Feb.
Landscaping - General	In Progress	Landscape projects for the winter: 48th Street and Lone Mountain drainage next to SV. Lone Mountain Water mainline replacement. Wash cleanup at Roberta and 50th Street. Powerline trimming along Recreational Trail area.
Legislative Update		No updates
Miscellaneous	In Progress	
Property Maintenance	In Progress	Work on the main monument landscape change is delayed till the weather cools or the monsoon start. Raul, Diane and I went and picked out plants for the monument. This made sure we all had the same visual idea for the monument. Raul will choose the plants and the 3 of us will do the grouping and placement.

Tatum Ranch Community Association
MANAGER'S REPORT January 15, 2020

<u>Project</u>	<u>Status</u>	<u>Notes</u>
Annual Meeting	In Progress	2019 Meeting in December 7, 2019. Successful meeting with 72 home owners in attendance.
Signage	In Progress	A and C Properties is installing new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas.
Sonoran Vista	In Progress	Main Gate Advisory Committee new gates are be made and final construction is completing this week.
Software	In Progress	Eunify software has started. Accounting side is running. Working on getting detail information on violation and arch into the data base.
Sub-Associations	In Progress	Tatum Village deed changes are being completed.
Post Office	Continuing	Post Office has requested that one kiosk be replace so far this year.
Wall Painting/Painting	In Progress	Need to get quote for Sonoran Vista Painting of walls. In January will put out bids for the next painting section for 2020
WAPA	In Progress	Trees have been trimmed. Need to look at the amount of dead material under the power lines along the recreational trail.

NOTES
