

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JULY 20, 2016

APPEALS

- I. CALL TO ORDER:** *Meeting called to order at 6:00 pm.*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Jeannie Marcil, Lee Eichman and Neil Kenkel. Jay Bieber was absent from this meeting.*
- III. COMPLIANCE APPEALS**
- 6:00 pm:** (31D/1) homeowner appealing \$100 monetary penalty for failure to remove unapproved plant material (Palm tree). ***Motion made to remove the \$100 monetary penalty as long as the homeowner removes any additional palm trees on his property within the next 30 days. Motion carried.***
- 6:05 pm:** (33/18) homeowner appealing \$50 monetary penalty for failure to remove unapproved plant material (Palm trees). ***Motion made to remove the \$50 fine as long as the homeowner removes all palm trees on their property within 30 days. Motion carried.***
- 6:10 pm:** (43B/39) homeowner appealing \$100 monetary penalty for overnight street parking. ***Motion made to remove the monetary penalty provided there are no further violations. Motion carried.***
- IV. ADJOURNMENT:** ***Motion made to adjourn meeting at 6:26 pm. Motion carried.***

**TATUM RANCH
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JULY 20, 2016

GENERAL MEETING

AGENDA

- I. **CALL TO ORDER:** *Meeting called to order at 6:27pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Tom Callahan, Jeannie Marcil, Lee Eichman and Neil Kenkel. Jay Bieber was absent from this meeting.*
- III. **APPROVAL OF THE JULY 20, 2016 PROPOSED AGENDA:** *Motion made to approve the proposed Agenda as written. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MAY 18, 2016 BOARD MEETING MINUTES.** *Motion made to approve the May 18, 2016 Board Meeting Minutes. Motion carried.*
- V. **FINANCIAL REPORT FOR MAY/JUNE 2016 (see Bd pkt)** *At the end of June we have \$21,000 less in Total Assets than we had in May, this is due to cash flow and assessments. YTD Surplus is \$102,000. Motion made to accept the Financial Report. Motion carried.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *Homeowner requested changes to the Tatum Ranch Plant List. Discussed who is responsible for trash/debris at the commercial properties on Tatum Ranch.*
 - **SOCIAL COMMITTEE:** *Board discussed ways to get new homeowners involved in the Social Committee activities.*
- VII. **COMMUNITY MANAGER'S REPORT (see front of Bd pkt)** *Items discussed were; Compass CD redeemed and new CD issued for 24 months @ 1.25% APY, CD at EH National Bank matures 8/29/16, commercial signage issues being dealt with, process server served a delinquent homeowner, home broken into in parcel 31A, Graffiti Busters contacted on an electrical box at Taco Bell that had graffiti, Manager dealing with Cave Creek Post Office regarding mail kiosks and free standing mail boxes, Governor signed SB 1350 prohibiting HOAs from regulating short-term rentals, accident at DWPE at Morning Vista damaged perimeter wall, meeting with WAPA rep. to review trees too close to power lines, Albert's Signs is repairing/refurbishing signage at Desert Willow Estates and Saddleback monuments and Reed Painting completed painting 9,800 feet of view fence and 3,000 feet of block wall in Parcels 10,11,13 and 14 and will continue painting 13,200 feet of perimeter walls in Parcels 9A,9A2,12 and 15/16.*

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VIII. UNFINISHED BUSINESS: *None*

IX. NEW BUSINESS

- **BID FOR SOLAR LIGHTING: TATUM RANCH MONUMENT AT LANDSCAPING YARD (see Bd pkt):** *Motion made to table this item until the September Board Meeting. Board Member, Neil Kenkel, to send Community Manager referrals on solar companies for this project. Motion carried.*
- **CARPET REPLACEMENT BIDS FOR ASSOCIATION (STAFF SIDE) (see Bd pkt):** *Motion made to retain two more carpet bids and do apples to apples on each bid and present at the September Board Meeting. Motion carried.*
- **REVISED PROPERTY RENTAL FORM (see Bd pkt):** *Motion made to accept the changed form. Motion carried.*
- **32A/163: CONSIDERATION OF MAJOR VIOLATIONS:** *Motion made to consider these violations that the Community Manager is discussing as major violations for the future. Motion carried.*

X. ADJOURNMENT: *Motion made to adjourn meeting at 7:53 pm. Motion carried.*