

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**JULY 19, 2017**

**APPEAL PORTION OF THE GENERAL BOARD MEETING**

**29811 N. Tatum Blvd.  
Cave Creek AZ 85331**

**6:15 pm**

**APPEAL MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 6:19 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Jeannie Marcil and Lee Eichman.*
- III. **ARCHITECTURAL COMMITTEE APPEAL**  
**6:15 pm (7/96) appealing Architectural Committee's denial to add Chaste tree to the Tatum Ranch Plant List:** *Motion made to let the homeowner keep the tree based on the Statute of Limitations. Motion carried.*  
**6:20 pm (24B/25) appealing Architectural Committee's denial of adding a gate (lives on the golf course):** *Motion made to deny the appeal. Motion carried.*
- IV. **ADJOURNMENT:** *Motion made to adjourn the meeting at 7:01 pm. Motion carried.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

*Items discussed were; Tatum Ranch landscaping issues, the City of Phoenix recycling program, basin landscaping and tree trimming and # of landscapers in the landscaping crew.*

**GENERAL BOARD MEETING DIRECTLY FOLLOWS  
HOMEOWNER QUESTION AND ANSWER PERIOD**

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**GENERAL MEETING MINUTES**

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**MEETING MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 7:02 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Jeannie Marcil and Lee Eichman.*
- III. **APPROVAL OF THE JULY 19, 2017 PROPOSED AGENDA (Community Manager to discuss this at the meeting)** *Community Manager discussed the changes that were made by the Arizona Legislature that impact the Board Meeting Agenda (see highlights). **Motion made** to approve the proposed agenda. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MAY 17, 2017 BOARD MEETING MINUTES:** *Motion made to accept the May 17, 2017 Board Minutes.*
- V. **FINANCIAL REPORT FOR MAY AND JUNE 2017, see Bd pkt:** *As of June 30, 2017; Total Liquid Assets were \$2,280,677.89, Operating Fund was \$82,087.06, Total Investments were \$2,194,912.89 and Restricted Reserves totaled \$722,294.13.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE:** *Nothing to report at this time.*
  - **SOCIAL COMMITTEE:** *Plans for the Halloween Party, Desserts with Santa Party and the Annual Meeting are underway.*
- VII. **COMMUNITY MANAGER'S REPORT (see front of Bd pkt):** *Items discussed were; New CD established at Everbank for \$250,000, transition from Stearns Bank to Alliance Association Bank going well. Fry's Plaza has consolidated 2 different owners to one new owner, Fry's is adding grocery pickup services at the front of their store, Roofer recoated Association roof this month, New quote was received for LED conversion and solar panels for community bldg. LED conversion has been ordered and installation is forthcoming, Toy Barn is going in at Lone Mountain, east of Cave Creek Rd., (continued on pg. 3)*

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*New Verizon tower going in at Lone Mountain Elementary School, ten liens were filed in March, mailed six letters of last notice of going to the attorney (two of which have responded with payment), Police removed a homeless man from 2 locations on our property, Stearns Bank still in transition till 4<sup>th</sup> qtr., working on 2018 Budget, fertilization station now covers all of Tatum Blvd. from 40<sup>th</sup> street to Dynamite, Luxor Landscaping is now using a chipper for tree trimming, two large water leaks on Tatum Blvd. cost us about \$2,000 each, a winter project will be to clean out dead material from the large basins at 40<sup>th</sup> street, Madre Del Oro and Barwick/Baker Dr., the low voltage transformer was replaced at the main monument, office is updating our firewall with a new unit, City cleaned out the end of the drainage line at 40<sup>th</sup> street with no charge to the Association, the Post Office replaced two more mail kiosks (Parcel 43 and Sonoran Vista), working on the Sonoran Vista Reserve Study, City replaced four signs; two on Cave Creek Rd. and two on DWPE), repaired Sonoran Vista Entry gate (hit by motorist) and the four Tatum Ranch main monuments were painted.*

**VIII. UNFINISHED BUSINESS:** *None*

**IX. NEW BUSINESS**

- **BOARD TRAINING, Community Manager to discuss (see Bd pkt)**  
*The Board asked the Community Manager to proceed and select a date for the training.*
- **CONDO CERTS SERVICE FOR RESALE DEPARTMENT (Community Manager to discuss):** *This is a new digital online format for Resales. It is effective August 1, 2017. This will be a cost savings to the Association.*
- **30<sup>th</sup> YEAR TATUM RANCH CELEBRATION (see Bd pkt):** *The office is looking for Board input and guidance on how big they want the celebration to be. A budget needs to be established. Staff requesting homeowner volunteers and committees will be formed from the volunteers. Looking at a Fall 2018 date. Manager will bring costs/overview to the September Board meeting.*

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- **REVIEW NEW ADDITIONAL HOUSE PAINT COLORS FOR COLOR PALETTE:** *Motion made to approve all the new additional colors. Motion carried. Motion withdrawn.*  
  
*Motion made to table this item. Board requested the Manager to work with Dunn Edwards to come up with a 35 color scheme paint palette. Motion carried.*
  - **GUIDELINE REVISION ON DOORS, GATES AND LIGHTING (see Bd pkt):** *Motion made to approve the Door Guideline #11. Motion carried. Motion made to approve the Gate Guideline #17. Motion carried. Guideline #22 was tabled and sent back to the Architectural Committee for more review.*
  - **HB 2411, RECORDING BOARD MEETINGS AMENDED (see Bd pkt):** *Community Manager reviewed with the Board the amended Policy. The amended Policy will be placed on the TRCA website.*
  - **LETTER FROM HOMEOWNER REGARDING THE BOARDS DECISION ON HIS NUISANCE COMPLAINT (see Bd pkt):** *Motion made that the Starks have the flood/exterior light shielded by August 1, 2017 so that it doesn't shine into the neighbor's yard. Motion carried.*
  - **WESTERN AREA POWER ADMINISTRATION (WAPA) see Bd pkt, COMMUNITY MANAGER TO DISCUSS:** *Community Manager discussed the WAPA requirement and stated they (WAPA) are requiring a new contact to be signed.*
  - **DISCUSSION ON COLOR PHOTO COPIES IN ALL BOARD AND ARCHITECTURAL COMMITTEE PACKETS:** *The Board and the Architectural Committee will receive colored photos in their packets.*
- X. **ADJOURNMENT:** *Motion made to adjourn meeting at 9:30 pm. Motion carried.*

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**AFTER THE BOARD MEETING, THE BOARD WILL GO INTO  
EXECUTIVE SESSION TO DISCUSS LEGAL MATTERS**