

**TATUM RANCH
BOARD OF DIRECTORS**

JULY 18, 2018

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

6:15 PM

APPEALS

- I. **CALL TO ORDER:** *Meeting was called to order at 6:16 pm*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Don Townsend and Lee Eichman*
- III. **APPEALS**

ARCHITECTURAL APPEALS

6:15 pm (40/80) appealing \$50.00 fine for existing solar devices on roof without prior Architectural approval. *Motion made to deny the appeal. Motion carried.*

6:20 pm (43A/225) appealing \$25.00 fine for installing a concrete walkway without prior approval of the Architectural Committee. *Motion made based on the length of time when it was done in 2002 to now, approve the appeal. Motion carried.*

6:25 pm (43A/225) appealing \$25.00 fine for installing a security door without prior approval of the Architectural Committee. *Motion made to approve this appeal. Motion carried.*

6:30 pm (31B/03) appealing Architectural disapproval of their window A/C unit. *Motion made to disapprove (denied) the appeal. Motion carried.*

COMPLIANCE APPEALS

6:35 pm (41/120) appealing \$150.00 monetary penalty for wall crack by the gate violation. *Motion made to reduce penalty to \$100.00. Motion carried.*

6:40 pm (05/77) appealing \$50.00 monetary penalty for Batting Cage violation. *Motion made to approve appeal. Tom Callahan opposed. Motion carried.*

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APPEALS

6:45 pm (31B/36) appealing \$100.00 monetary penalty for Commercial Vehicle parking violation. Motion made to deny the appeal and refer guidelines #7 and #25 for the homeowner.

6:50 pm (43A/93) appealing \$150.00 monetary penalty for wing wall was in need of repaint/repair. Motion made to approve the appeal. Fine waived. Motion carried.

6:55 pm (11/32) appealing \$50.00 monetary penalty for failure to remove string lights violation. Motion made to wave \$50.00 fine if lights are taken down by August 1, 2018. Motion carried.

HOMEOWNER QUESTION AND ANSWER PERIOD

Items discussed were: the house fire that occurred in the community and the next time we update software see if a photo can be attached to the online compliant form.

IV. ADJOURNMENT: Motion made to adjourn the meeting at 7:14 pm

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

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PROPOSED AGENDA

- I. **CALL TO ORDER** *meeting was called to order at 7:24 pm*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Don Townsend and Lee Eichman*
- III. **APPROVAL OF THE JULY 18, 2018, PROPOSED AGENDA:** *Motion made to approve agenda as written. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MAY 16, 2108 BOARD MEETING MINUTES,** *see Bd. pkt, left side*
Motion made to approve minutes as written. Motion carried.
- V. **FINANCIAL REPORT FOR MAY/JUNE 2018 (see Bd. pkt)**
As of July 18, 2018, Total Liquid Assets were \$2,382,218. Total on Operating Funds was \$202,297. Total Investments was \$2,179,671. Restricted Reserves (TRCA only) were \$1,045,057. Motion made to approve Financial Report. Motion carried. Discussion on collection, quarterly billing, community projects, and perimeter walls.
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *very few applications this last meeting. Nothing to discuss*
 - **SOCIAL COMMITTEE:** *no new business*

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VII. COMMUNITY MANAGER'S REPORT, see front of Bd. pkt.

Items that were discussed were banking regarding a checking account, new self-storage on Dynamite and Tatum seeking zoning change, Jack in the Box is paying the fine, A&C will be meeting with Mr. Flanery at the site to clarify what is allowed and how to deal with it in the future, A&C is submitting to the ARCH Committee to change their signs in the Safeway and Fry's plaza, City of Phoenix is picking up two of our four illegal dumping's we have had on Tatum Ranch streets, the City is looking at traffic on Tatum Ranch Drive as it approaches Duane for cars being hidden from view for cars entering from Duane, City water department fixed a water meter for a large water leak on Dixileta which means we did not pay for the last water that leaked out, may need to look at replacing slide or entire playset at the Roberta Mini Park, the complete playset comes into reserve study for replacement in 2021, rolled over CD's at the same banks, will be relocating BBVA DC to a Metro Phoenix Bank, Luxor has started the tree trimming for monsoon season, July 9th storm we lost about five major trees and about twenty-five other trees, the Arizona Supreme Court depublished the Turtle Rock case concerning HOA's Fine Schedule and Damages, three mailbox kiosks were removed of stucco and United States Post Office replaced the metal boxes, still not allowed to replace stucco, Reserve study for Tatum Ranch has been ordered Advanced Reserve, Solution, A&C has submitted for new signage along Cave Creek Road and Tatum Blvd. for Fry's and Safeway Plaza's, had a water leak in June that was under a homeowner's driveway, issued one new waiver for a police vehicle, will need to paint mailbox kiosks this fall, one-third of kiosks painted each year, in May, WAPA returned to review the area under the powerlines, but they tagged larger Saguaros over six (6) feet tall. Roberta to Dixileta is the same height of trees, power lines from N. Cave Creek Road to Lone Mountain the landscapers are going to slow down on trimming since this is more of a natural area. Removal of Saguaro's underneath the power lines are going to be determined according to height (above 6 feet) and weight as they would be too heavy to move.

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Other Cactus due to size and how healthy they are, can be moved to other locations in Tatum Ranch, relocating at least five of the larger cacti. Roberta Mini Park will be getting new vegetation to help it look better, but they have tagged all the larger Saguaros over 6 feet tall for removal.

VIII. UNFINISHED BUSINESS

- **30th Anniversary raffle gifts** – *Scott talked to Rick Smith, free poster to take around to the businesses, money budget discussed for this event, get cost from the golf course for possible 2 for 1 coupons for food, question on which category this event come out of in the budget*

IX. NEW BUSINESS

- **Annual Meeting Timeline** (see Bd pkt.) *Brunch starts before meeting. Annual Meeting Speaker (Community Manager to discuss.) Suggestions on who would be good.*
Computer Server update *when we update the software, it will also be time to update the computers and server*
CD Signature Cards (Community Manager to discuss) *discussion for directions on CD's has to be a signature person. Motion made that community manager be added as a signature person along with a Board member.*
Motion carried.

X. ADJOURNMENT: Motion made to adjourn meeting at 8:30 pm. Motion carried.

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