

**TATUM RANCH  
BOARD OF DIRECTORS**

**JULY 17, 2019**

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

**6:15 PM**

**APPEALS**

- I. **CALL TO ORDER:** *Tom Callahan called meeting to order at 6:20 pm. on July 17, 2019.*
- II. **VERIFICATION OF QUORUM:** *Verification of Quorum was met with the presence of Les Horvath, Tom Callahan, Lee Eichman and Rick Nowell.*
- III. **APPEALS**  
**ARCHITECTURAL APPEALS**  
*None*  
  
**COMPLIANCE APPEALS**  
  
*6:20 p.m. (31B/62) Appeal for Monetary Penalty of \$50.00 for String lights on patio. Rick Nowell **made motion** to approve the appeal. (4, 0) Motion carried.*
- IV. **ADJOURNMENT:** *Tom Callahan **made motion** to adjourned meeting at 6:26 pm.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

*Homeowner commented on how he likes the colored issue of the July newsletter.*

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

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**AGENDA**

- I. **CALL TO ORDER:** *Tom Callahan called meeting to order at 6:33 pm.*
- II. **VERIFICATION OF QUORUM:** *Verification of Quorum was met with presence of Les Horvath, Tom Callahan, Lee Eichman and Rick Nowell.*
- III. **APPROVAL OF THE JULY 17, 2019 PROPOSED AGENDA:** *Rick Nowell **made motion** to approve agenda as proposed. Seconded and Motion carried. (4, 0)*
- IV. **APPROVAL OF THE MAY 15, 2019 BOARD MEETING MINUTES:** *Rick Nowell **made motion** to accept minutes as amended. Motion Carried. (4, 0)*

V. **FINANCIAL REPORT FOR MAY/JUNE:**

*Lee Eichman gave financial report.*

*Total Liquid Assets: \$2,614,687.40 (Total Operating Cash + Total Investments.  
Operating Funds: \$177,380.14 (Alliance #7297 & Chase Bank). Total  
Investments/Savings: \$2,437,307.33 (From TRCA balance sheet). Restricted  
Reserves: \$1,103,231.15 109% funded (TRCA only)  
Les Horvath **made motion** to accept financial reports for May and June.  
Seconded and carried. (4, 0)*

VI. **COMMITTEE REPORTS**

**ARCHITECTURAL COMMITTEE** – *Scott Flanery suggested the Architectural Committee/Board have an open meeting to discuss guideline #29.*

**SOCIAL COMMITTEE** – *Jack Samuels let us know that the next Homeowner Appreciation: Wine, Cheese & Beer will be March 21, 2020.*

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- I. **COMMUNITY MANAGER'S REPORT** was presented by Scott Flanery.  
*In manager report, open compliant with the City of Phoenix about the water drainage on Dixileta Drive. Les Horvath **made motion** to include this issue on New Business tonight. (4, 0) Tom Callahan **made motion** the manager's report is given and then posted to the website after minutes are approved. Seconded and carried. (4, 0)*
- II. **UNFINISHED BUSINESS**
- ✚ **Guideline #29: Patio Covers:** *Discussion of guideline in a future open meeting with Architectural Committee and Board of Directors*
  - ✚ **Sell or Lease land - see mgr. report:** *Board will start thinking about the pros and cons in regarding sell/lease of property at the corner of Tatum Blvd and Cave Creek. Site plans will need to go to the Architectural Committee for approval and then Board.*
  - ✚ **Mail box - see mgr. report:** *Manager recommends no action at this time.*
- III. **NEW BUSINESS**
- ✚ **Annual Meeting Timeline:** *Les Horvath **made motion** to accept the timeline as written. Motion carried. (4, 0)*
  - ✚ **Annual Meeting Speaker (Community Manager to discuss):** *Board suggestions were Jim Waring, Police Commander at Black Mountain and Police Chief Williams. Homeowner suggested recycling representative.*

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- ✚ **Vote to accept Don Townsend resignation:** *Manager will pursue someone to fill Don Townsend's position. Rick Nowell **made motion** for Scott to approach Roy Brotherhood to entertain a seat on the board. If so, he could start at the September meeting to fulfill Don's term as long as he is in good standing with the association, we would approve him. Motion seconded and carried. (4, 0)*
  
- ✚ **Homeowner complaint on Globe Chamomile:** *Tom Callahan replied to the homeowner with a letter on June 23, 2019. Les Horvath **made motion** for Scott to check with the Fire Department to see if we can have a meeting to look at the areas that appear to be possibly above average risk to make a determination for the board to review. Seconded and carried. Rick Nowell opposed. (3, 1)*
  
- ✚ **Computer Hardware Upgrade for the Office:** *Discussion on updating hardware, software and estimate provided from the manager*
  
- ✚ **Drainage Problem on Dixileta:** *Discussion on who to contact on the drainage problem. Les Horvath **made motion** to get quotes on cost from three drainage engineers and contact the city, concurrently. Motion denied. (1, 3)*

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- I. **ADJOURNMENT:** *Les Horvath made motion to adjourn at 8: 22 p.m. Motion carried. (4, 0)*

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_