



**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**MARCH 16, 2016**

**APPEAL**

- I. **CALL TO ORDER:** *Meeting called to order at 6:04 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was verified with the presence of Jay Bieber, Neil Kenkel and Lee Eichman. Jeannie Marcil arrived at 6:18 pm and Tom Callahan arrived at 7:10 pm.*
- III. **COMPLIANCE APPEAL**
  - **6:00 PM (28/11) appealing \$100 monetary penalty for unapproved palms:** *Motion made to deny the Appeal and affirm the \$100 monetary penalty. Motion carried.*
- IV. **ADJOURNMENT:** *Meeting adjourned at 6:07 pm.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

***Discussion from a homeowner regarding a structure  
built in his neighbor's yard***

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**MARCH 16, 2016**

**AGENDA**

- I. **CALL TO ORDER:** *Meeting called to order at 6:24 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Lee Eichman, Neil Kenkel and Jeanie Marcil. Tom Callahan arrived at 7:10 pm.*
- III. **APPROVAL OF THE MARCH 16, 2016 PROPOSED AGENDA:** *Motion made to approve the Proposed Agenda as is. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE JANUARY 20, 2016 BOARD MEETING MINUTES (see Bd pkt):** *Motion made to approve the January 20, 2016 Board Meeting Minutes. Motion carried.*
- V. **FINANCIAL REPORT FOR JANUARY/FEBRUARY 2016 (see Bd pkt)** *In Total Reserve and Equity we have as of February 29<sup>th</sup> is \$3,766,000.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE:** *All Committee seats are filled. Committee addressing ancillary buildings and antennas.*
  - **SOCIAL COMMITTEE:** *No representative present*
- VII. **COMMUNITY MANAGER'S REPORT (see front of Bd pkt)** *Items discussed were; three CDs mature in April, still having issues with deliveries at Babbo's and Fry's, there was an attempted break in at a residence on Tatum Ranch and graffiti was found on the play equipment at the Roberta mini-park, theft of our plants on Tatum and Dixileta medians and about 8 plants on DWPE, landscapers are cutting back the winter kill and working in the washes and basins, met with City of Phoenix, Street Dept. to discuss flooding on the sidewalk, spoke with Councilman, Jim Waring and Sgt. Collins regarding unmanned vehicles and drones, three homeowners showed for the Game and Fish presentation on Coyote's, spoke with WAPA regarding the request to remove all trees under the power lines, at this time we topped them off which was acceptable to WAPA, Cox Communication properly repaired the road surface work in Sonoran Vista after informing them that their repair work was unacceptable, added granite to eight islands in Sonoran Vista, Reed painting gave us a bid (\$65.2K) for painting 9,800 feet of fencing and 3,000 feet of block wall.*



**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**MARCH 16, 2016**

**AGENDA**

**VIII. UNFINISHED BUSINESS**

- **UPDATE ON APS AUDIT (Community Manager to speak):**  
*Unsuccessful with the information Community Manager received. Still working on garnering more information.*
- **HOMEOWNERS' APPRECIATION, WINE AND CHEESE PARTY (see Bd pkt)** *To date, 35 homeowners have signed up for the event.*
- **SUGGESTION OF ANNUAL MEETING BEING HELD AT THE TATUM RANCH GOLF CLUB (see Bd pkt):** *Tabled until the May 2016 Board Meeting.*

**IX. NEW BUSINESS**

- **FINE FOR COMMERCIAL PROPERTY VIOLATION (Babbo's, see Bd pkt):** *Motion made to fine them \$1,000. Motion carried. \$500 for each infraction.*
- **DAMAGE OF COMMON AREA TREES (see Bd pkt)** *Motion made that a \$300 fine be imposed to repair the trees. Motion carried.*
- **2016 FINANCIAL STATEMENT (see Bd pkt):** *Motion made that we do a Compilation. Motion carried.*
- **2016 SPRING PLANTING (see Bd pkt):** *Motion made to approve the plants for \$15,600 plus tax for 700 plants. Motion carried.*
- **COMMUNITY SIDEWALKS AND LANDSCAPE ROCK.** *Tabled until the May 2016 Board Meeting.*

- X. ADJOURNMENT:** *Motion made to adjourn meeting at 8:05 pm. Motion carried.*