

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

MARCH 15, 2017

GENERAL MEETING

MINUTES

HOMEOWNER QUESTION AND ANSWER PERIOD

**SUBJECTS DISCUSSED WERE: Commercial vehicles, Drones and
comments on how well our common area property is looking**

- I. **CALL TO ORDER:** *Meeting called to order at 6:11 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Neil Kenkel, Lee Eichman, Jeannie Marcil and Don Townsend.*
- III. **APPROVAL OF THE MARCH 15, 2017 PROPOSED AGENDA:** *Motion made to approve the proposed Agenda. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE JANUARY 18, 2017 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion carried.*
- V. **FINANCIAL REPORT (January/February 2017 Financials) see Bd pkt**
As of the end of February 2017, Liquid Assets were \$2,346,759. Operating Cash was \$150,000. Total Investments were \$2,196,574 and Restricted Reserves was \$734,000. Motion made to approve the Financial Report. Motion carried.
Community Manager to look into solar panels on top of the covered parking at the community building.
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *Committee Member resigned. Looking for a candidate to fill his position.*
 - **SOCIAL COMMITTEE:** *No representative present.*
- VII. **COMMUNITY MANAGER'S REPORT:** *Items discussed were; Manager working on getting Board signatures on banking accounts and CD's, Tailgaters restaurant to opening in April, Safeway Plaza painted their side buildings, Parker and Sons did contract service work on the administration building AC units, roof quote for new silicone coating on 4 sections of the administration building came in at \$3,897.93, graffiti removed by TRCA at 4 different locations around the Ranch, year-end financials are completed and compilation audit and taxes are in the works, drainage channels on DWPE were cleaned out,*

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replacement plants were planted at Dixileta & Tatum (accident area) with money received from Insurance Co., Water meter at Lone Mountain was broken for 15.5 months costing us \$8,002, Phoenix SB 1113 prohibiting the banning of artificial grass failed and SB 1240 that would have prohibited HOA's from regulating parking on the city streets died in Committee, replaced the key pad at the Sonoran Vista gate, dealing with pack rat issues on the back gate in Sonoran Vista, and Reed Painting will be painting the walls in Parcel 40 in May and then nothing else will be painted until 2018.

VIII. UNFINISHED BUSINESS: None

IX. NEW BUSINESS

- **FRY'S GROCERY STORE, FINE FOR KALIL FOR PARKING DURING NON DELIVERY HOURS: *Motion made to fine Fry's \$500 for their most recent violation. Motion carried.***
- **WEBSITE HITS (see Bd pkt) *Board reviewed packet information.***

X. ADJOURNMENT: *Motion made to adjourn meeting at 7:34 pm. Motion carried.*