

**TATUM RANCH
BOARD OF DIRECTORS**

MARCH 21, 2018

GENERAL MEETING MINUTES

**29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

6:15 PM

APPEALS

I. CALL TO ORDER: *Meeting called to order at 6:14 pm.*

11. VERIFICATION OF A QUORUM: *Quorum was met with the presence of Tom Callahan, Rick Nowell, Lee Eichman and Don Townsend.*

III. APPEALS

ARCHITECTURAL APPEALS

- **6:15 pm (31D/10) appealing Architectural Committee disapproval of his trampoline.** *Motion made to deny the appeal because it is in violation of the 12 foot set back rule. Motion carried. Motion made to give the homeowner 21 days to remove the trampoline. Motion carried.*
- **No time slotted for this appeal. Tabled from the January 17, 2018 Bd Mtg. (9A/116) appealing the Architectural Committee denial of his two lampposts in his back yard.** *Motion made to accept the repair of the lampposts. Motion carried. Rick Nowell opposed.*

COMPLIANCE APPEALS

- **6:20 pm (19/86) appealing \$150 Monetary Penalty for inoperable vehicle.** *Motion made to deny the \$150 appeal. Motion carried.*
- **6:25 pm (31A/106) appealing \$150 Monetary Penalty for need of repair or replacement of window.** *Motion made to approve the appeal. Motion carried.*

IV. ADJOURNMENT: *Motion made to adjourn the meeting at 7:09 pm. Motion carried.*

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HOMEOWNER QUESTION AND ANSWER PERIOD

Items discussed were; Issues with a homeowner patio cover in disrepair, update on the Dynamite Road repair, and a guardrail at Tatum Blvd. and Cave Creek Road to be repaired/replaced (caused by accident)

- I. **CALL TO ORDER:** *Meeting called to order at 7:10 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Rick Nowell, Lee Eichman and Don Townsend.*
- III. **APPROVAL OF THE MARCH 21, 2018 PROPOSED AGENDA:** *Motion made to approve as submitted. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE JANUARY 17, 2018 BOARD MEETING MINUTES:** *Motion made to accept the January 17, 2018 Board Meeting Minutes as written. Motion carried.*
- V. **FINANCIAL REPORT FOR JANUARY/FEBRUARY 2018 (see Bd pkt)**
As of February 28, 2018, Total Liquid Assets were \$2,411,058. Total on the Operating Fund was \$233,221. Total Investments and Savings was \$2,177,585 and Restricted Reserves (TRCA only) was \$1,032,250. Motion made to accept the Financial Report. Motion carried.
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** **Board Members to select which Architectural Committee meetings they can serve as the Board Chairman on the Committee.** *Tom Callahan volunteered for the 2nd quarter, Don Townsend volunteered for the 3rd quarter and Lee Eichman volunteered for the 4th quarter.*
 - **SOCIAL COMMITTEE:** *Homeowner Appreciation evening is planned for April 14, 2018 at the Tatum Ranch Golf Club.*

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- VII. COMMUNITY MANAGER'S REPORT** (see front of Bd pkt) *Items discussed were; the 30th year anniversary event will have an afternoon ice cream social and evening musical entertainment, letter sent to homeowners reminding that there is a new P.O. box for payments, new self-storage on Dynamite seeking zoning change has been withdrawn, considering fining Jack-in-the-Box for trimming/cutting trees in the scenic corridor, 16 chairs were reupholstered in the Activity Room, Community Manager wrote a Policy on collection process, 10 accounts were sent to our attorney for collection, graffiti occurred at the Roberta mini park and the slide may need to be replaced, three CD's coming due in the next 60 days, 2017 tax returns are completed, 24 trees planted in February and some new planting of flowers/shrubs will be planted in March, checking all T.R. water drips to make sure all plants are receiving water, trenched and removed 40 feet of 4 inch pipe that was holding 2 inch mainline and control wires, homeless camp was removed from wash behind Fry's, three sections of sidewalk need repair, TRCA Reserve Study will be completed in June/July, trying to control home builders from littering T.R. with weekend signage, still looking into new software for the office, need to discuss the one time only late fee with BOD and Luxor Landscaping was awarded the 2018 wall painting contract. **Motion made** to allow the office to grant homeowners a \$15 late fee waiver every ten years. *Motion carried.**
- VIII. UNFINISHED BUSINESS: 2018 AUDIT** (see Bd pkt) **tabled at the January 2018 Board Meeting.** **Motion made** to conduct a Compilation Audit for the 2017 year. *Motion carried. Tom Callahan opposed.*
- IX. NEW BUSINESS**
- **MONETARY PENALTIES FOR NON-COMPLIANCE PROCEDURE** (see Bd pkt) **Motion made** to accept the changes as proposed to the Monetary Penalties Non- Compliance procedure. *Motion carried.*
 - **FINE FOR A and C PROPERTIES FOR LANDSCAPING AND TRIMMING TREES IN THE SCENIC CORRIDOR** (see Bd pkt) **Motion made** to fine \$500 for the trimming and cutting of the trees in the scenic corridor. They need to replace the tree and run irrigation to the tree until it is established. *Motion carried.*

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- **TATUM RANCH WALL PAINTING:** *Motion made that we formalize the painting process. Any bid over \$7500 will need to be presented to the Board and the Board will make the decision. Motion carried.*
- **ARCHITECTURAL COMMITTEE VIOLATION FINE SCHEDULE** (see Bd pkt) *Motion made to accept the Architectural Committee violation fine schedule as written. Motion carried. Rick Nowell abstained.*

X. ADJOURNMENT: *Motion made to adjourn the meeting. Motion carried.*

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