

**TATUM RANCH
BOARD OF DIRECTORS**

MARCH 20, 2019

GENERAL MEETING MINUTES

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

6:15 PM

PROPOSED APPEALS

- I. **CALL TO ORDER:** *Tom Callahan called meeting to order at 6:20 pm.*
- II. **VERIFICATION OF QUORUM:** *Verification of Quorum was met with the presence of Les Horvath, Don Townsend, Tom Callahan and Lee Eichman.*
- III. **APPEALS**

ARCHITECTURAL APPEALS

6:15 pm Tide Dry Cleaners, Appeal of denial of new parking signs. *Lee Eichman **made motion** to send to Architectural Committee. (4, 0) Motion carried.*

COMPLIANCE APPEALS

6:20 pm (34A/39) Appeal of Monetary Penalty of \$50.00 for garage door and goalie net. *Les Horvath **made motion** to paint within 30 days and wave fine if meets approval. (4, 0) Motion carried.*

6:25 pm (43/45) Appeal of pavers were conditionally approved by Architectural Committee with a condition. The condition was that the pavers must be 3' from the sidewalk (set back). *Tom Callahan **made motion** to give the homeowner 30 days to get pavers to 2 ft. each side of the driveway and wave fine. (4, 0) Motion carried.*

6:30 pm (9A/91) Appeal of Monetary Penalty of \$150.00 for trampoline in rear yard has not been approved. *Tom Callahan **made motion** to give 30 days to move trampoline where it's not visible from the common area, comply within 30 days and will wave all fines if they comply. (4, 0) Motion carried.*

**TATUM RANCH
BOARD OF DIRECTORS**

MARCH 20, 2019

GENERAL MEETING MINUTES

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

PROPOSED AGENDA

Compliance Appeals cont.

6:35 pm (31A/82) Appeal of Monetary Penalty of \$50.00 for basketball hoop has been left out 3 times. *Les Horvath **made motion** to wave \$50.00 fine as a one-time gesture, however if it's out again and gets sighted, he now knows the regulation. (4, 0) Motion carried.*

6:40 pm (32A/67) Appeal of Monetary Penalty of \$150.00 for Home and Fascia painting. *Same motion as below.*

6:45 pm (32A/114) Appeal of Monetary penalty of \$100.00 for wing wall needs paint. Manager will reach out to the homeowner. *Les Horvath initiated, Tom Callahan finished motion. **Motion made** for homeowner to bring all seven homes into compliance within 60 days, May 8, 2019 (a week before next board meeting), will consider reducing the fine or owe all fines. Fine reduced if work is completed. (4, 0) Motion carried.*

IV. ADJOURNMENT: *Les Horvath **made motion** to adjourn at 7:00 pm. Motion carried.*

**TATUM RANCH
BOARD OF DIRECTORS**

MARCH 20, 2019

GENERAL MEETING MINUTES

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

PROPOSED AGENDA

HOMEOWNER QUESTION AND ANSWER PERIOD

- Homeowner made suggestion that we do something to enhance the monument are especially in the apron area. He thinks the monument needs to look better. Right now it looks like a vegetable garden. He would like to see plants that are low water and from our plant list. He suggested to talk to the Botanical Garden for suggestions on a design. The new design and plants would better represent Tatum Ranch.
- Homeowner talked about what it would take to get a new gate for Sonoran Vista. The manager is going to send a letter to homeowners with information pertaining to the possibility of replacing the gate. Discussion included the Sonoran Vista residents form a committee to do the research on design and cost.
- Discussion in regards to professional or appropriate behavior when sitting on a committee.

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

**TATUM RANCH
BOARD OF DIRECTORS**

MARCH 20, 2019

GENERAL MEETING MINUTES

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

PROPOSED AGENDA

- I. **CALL TO ORDER:** *Tom Callahan called meeting to order at 7:26 pm*
- II. **VERIFICATION OF QUORUM:** *Verification of Quorum was met with the presence of Les Horvath, Don Townsend, Tom Callahan and Lee Eichman.*
- III. **APPROVAL OF THE MARCH 20, 2019 PROPOSED AGENDA:** *Les Horvath **made suggestion** to add the design for the monument to new business in the agenda. (4, 0). Les Horvath **made motion** to accept the proposed agenda. (4, 0)*
- IV. **APPROVAL AND ACCEPTANCE OF THE JANUARY 16, 2019 BOARD MEETING MINUTES:** *Don Townsend **made motion** to approve the January 16, 2019 minutes. (3, 0) Tom Callahan abstained.*
- V. **FINANCIAL REPORT FOR JANUARY/FEBRUARY 2019 (see Bd pkt):** *Total Liquid Assets: \$2,524,818.40 (Total Operating Cash & Total Investments); Operating Funds: \$144, 941.38 (Alliance #7297 & Chase); Total Investments/Savings: #2,379,877. 15 (From TRCA Balance Sheet); Restricted Reserves: \$1,113,887.17 -110% funded (TRCA only) Les Horvath made motion to accept the financial report as submitted. (4, 0) Motion carried.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *none*
 - **SOCIAL COMMITTEE:** *Wine, Beer & Cheese party is this Saturday, Reminder was put in the Tatum Talk. Talked about cancellations that were called into the office this year versus last year.*
- VII. **COMMUNITY MANAGERS REPORT:** *2019 Saving: \$400 in additional interest on checking account moneys, disconnected 3 APS irrigation meters not in use Savings \$900; changed storage lockers size: Saving \$1200, found stuck irrigation valves leaking water: Savings \$200 a month.*

**TATUM RANCH
BOARD OF DIRECTORS**

MARCH 20, 2019

GENERAL MEETING MINUTES

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

PROPOSED AGENDA

Still looking for more. Irrigation water is off currently due to rain: Saving \$8,000. Commercial Properties: a Self-Storage company is going in on the empty lot behind Cobblestone Car Wash, has submitted to the Architectural committee and had a public meeting. They got conditional approval from the Architectural committee by adding roof tiles to the roof line to blend with the Fry's center. A & C Properties has signage along Cave Creek Road and Tatum Blvd for Fry's and Safeway plazas. Delinquency Collections? Tatum Ranch has collected \$31,149.00 in 2019 on delinquent accounts, 5 accounts were brought current. Vandalism: currently have issues with dirt bikes in the basin at 43rd Street and Morning Vista, also backs to Fry's complex. Manager has informed them not to ride and placed new signs in the area. "No Motorized Vehicles Allowed" were installed. Found kids making BMX track in the desert area at the corner of DWPE and Dixilita. Landscapers removed the dirt work and restored the desert area. Financial: need to review signatures requirements at banks because they are only talking to signature account holders. Landscaping: weeds are the biggest thing needing attention the first of the year, with the rains the irrigation water is off saving us on our water bill. Water has been off since December. Waste bin pit in the landscape yard had collapsed. Wood was replaced in January. This month we are also doing projects that required a skid loader to move the dirt. The locations are 1)the wash at Roberta Mini Park 2)drainage easement on Windstone Trail and 48th drains onto the golf course 3) Drainage at the Palo Brea stub street-remove sediment 4) 48th Street and Parcel one-fix drainage. Legislative Update: There are two bills currently before the legislature that may affect us, collection process and changing of rules. Property Maintenance: this spring will be planting trees to replace the ones lost in the last summer storms. Reserve Study-Master Association: Tatum Ranch completed and approved for 2018. Sonoran Vista will be completed in 2019. Sonoran Vista: main gate has had 2 service calls. Replaced the antenna on the control panel.

**TATUM RANCH
BOARD OF DIRECTORS**

MARCH 20, 2019

GENERAL MEETING MINUTES

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

PROPOSED AGENDA

Software was also an issue that was resolved. Some homeowner's clickers would not work at all during this time. Issue found and fixed. WAPA: Road Runner Cactus has removed the cactus they purchased, seven total. They will then move three cactus for us.

VIII. UNFINISHED BUSINESS

- ❖ **Landscaping contract:** *Les Horvath **made motion** to accept as edited. (4, 0) Motion carried.*
- ❖ **2018 Review Engagement:** *Les Horvath **made motion** to accept as submitted. (4, 0) Motion carried.*
- ❖ **Board members email:** *Board members are having trouble getting it set up. Manager will send a new link. Keep email for all business.*

IX. NEW BUSINESS

- **Proposed change for Guideline #41:** *Sent back to Architectural Committee*
- **Proposed change for Guideline # 45:** *Sent back to Architectural Committee*

- **Proposed change for Guideline # 29:** *Sent back to Architectural Committee*

- **Website hits:** *Discussion regarding hits, pages with the highest use was in the winter visitors-February, March, May; those who came in after Christmas*

- **Tree planting:** *Replacing trees from the 2018 summer storms. Tom Callahan made motion to approve as written. (4, 0) Motion carried.*

TATUM RANCH
BOARD OF DIRECTORS

MARCH 20, 2019

GENERAL MEETING MINUTES

29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331

PROPOSED AGENDA

- **Perimeter Wall Painting Bids:** *Les Horvath made motion to ask Luxor Painting to drop their price \$1,686.00 and offer a 5 year warranty. (4, 0) Motion carried.*
- **Landscape at Monument:** *Tom Callahan made motion to contact the Botanical Gardens to see if they have someone who could do a design study on our monument. (4, 0) Motion carried.*

X. **ADJOURNMENT:** *Tom Callahan made motion to adjourn at 8:40 pm.*

AFTER THE GENERAL BOARD MEETING, THE BOARD WILL GO INTO EXECUTIVE SESSION TO DISCUSS MEMBER APPEALS AND LEGAL

Signature: _____ Date: _____

Signature: _____ Date: _____

