

**TATUM RANCH
BOARD OF DIRECTORS**

MARCH 18, 2020

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

APPEALS

- I. CALL TO ORDER:** *Meeting was called to order at 6:15 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, Chuck Teater, David Roland, and Roy Brotherhood.*
- III. APPEALS**
- **ARCHITECTURAL APPEALS:**
- 6:15 PM: 32A/164:** *Appeal of TRC Investors LLC Architectural Committee's Conditional Approved application for removal of trees and replanting new trees. **Motion made** to table this issue. Motion carried. (5, 0) **Motion made** to table this issue until those interested get a chance to view the area. Date will be made for all to meet and decide. Special meeting will need a 48-hour notice to be placed on the website and bulletin board. **Motion carried.** (5,0)*
- 6:20 PM: 28/79:** *Appeal of Architectural Committee's Disapproval of application to install a cement path from driveway to gate and back yard. **Motion made** to approve appeal. Motion carried. (5, 0)*
- **COMPLIANCE APPEALS:** *None.*
- IV. ADJOURNMENT:** ***Motion made** to adjourn meeting at 6:42 pm.*

HOMEOWNER QUESTION AND ANSWER PERIOD

First discussion, homeowner received compliance letter regarding queen palm in rear yard. Second discussion, homeowner received compliance letter, situation in his life and on penalties. The last discussion, homeowner issued a complaint against one of his neighbor's front yard landscaping, ground cover if it is approved and plants growing over the sidewalk.

**GENERAL BOARD MEETING FOLLOWED DIRECTLY AFTER
HOMEOWNER QUESTION AND ANSWER PERIOD**

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- I. CALL TO ORDER:** *Meeting was called to order at 7:10 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, Chuck Teater, David Roland, and Roy Brotherhood.*
- III. APPROVAL OF MARCH 18, 2020 PROPOSED AGENDA:** *Motion made to approve as amended. Motion carried. (5, 0)*
- IV. APPROVAL OF JANUARY 15, 2020 MEETING MINUTES:** *Motion made to approve as amended. Motion carried. (5, 0)*
- V. FINANCIAL REPORT FOR JANUARY/FEBRUARY 2020:** *Treasurer presented financial report.*
- a. Total Liquid Assets: \$2,801,839.02 (Total Operating cash + Total Investment)
 - b. Operating Funds: \$161,075.36 (Alliance #7297 & Chase bank)
 - c. Total Investments/Savings: \$2,801,838.02 (From TRCA Balance Sheet)
 - d. Restricted Reserves: \$1,167,199.58 (TRCA only)

VI. COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE:

Discussion about a homeowner that refused to submit more than one application for multiple projects and the need for individual application on multiple projects.

SOCIAL COMMITTEE:

Head of the Homeowner's Appreciation went to the Tatum Ranch Golf Club regarding the requirements they have to meet due the COVID 19. As a result, the Homeowner's Appreciation Evening would be moved to October. Deposits will be transferred and the same sign up list will be kept.

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VII. COMMUNITY MANAGER'S REPORT: *Community manager presented his report.*

VIII. UNFINISHED BUSINESS:

✚ **2019 FINANCIAL STATEMENT:** *No questions on taxes or compilation.*

IX. NEW BUSINESS:

✚ **COVID 19** – *Closing of Community Room/no visitors in office*

✚ **Tatum Ranch Wall Painting:** ***Motion made** to accept Luxor's painting bid. (5, 0)*

✚ **Discontinue ACH:** *ACH statements will be discontinued by January 1, 2021. The Community Manager and Treasurer will meet to discuss what should be put in a letter to the homeowners and Tatum Talk.*

✚ **Form for Dumpsters:** *Revise and use.*

✚ **Revised Application for Design Review:** ***Motion made** to accept revised Application for Design Review. Motion carried. (5, 0)*

✚ **New Truck:** *Community Manager to gather information for May Board Meeting.*

✚ **Application for Architectural Committee** – Robert Snyder: ***Motion made** to accept applicant as a member on the Architectural Committee. Motion carried. (5, 0)*

✚ **Application for Architectural Committee** - Alternate – Charles Arndt: ***Motion made** to accept applicant as alternate on the Architectural Committee. Motion carried. (5, 0)*

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‡ **New Chairs for the Community Room: *Motion made*** to move forward by having the community manager gather information for the May Board meeting. *Motion carried. (5, 0)*

X. ADJOURNMENT: *Motion made* to adjourn meeting at 8:56 pm.

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

Signature:  Date: 4 June 20

Signature:  Date: 6/4/20