

Tatum Ranch Community Association

MANAGER'S REPORT March 18, 2020

<u>Project</u>	<u>Status</u>	<u>Notes</u>
2020 Savings	Continuing	
Banking	Continuing	ACH payments for the assessments. We have stopped taking new homeowners information to do ACH. We currently have about 500 homeowners on ACH payments. That is where we have their banking information and pull the money ourselves from their bank accounts. This is one area that we have a lot of risk of liability if we have a breach of security on the server for Tatum Ranch. We would be at risk of paying lost money and then credit monitoring for all homeowners for a year or two. Home owners have may options to pay today. I would like to reduce the number of ACH accounts by first not taking new ACH applications. Then canceling the ACH if they have NSF charge for an assessment ACH. Then in about a year send out a letter to tell the remaining ACH homeowners that we will stop doing ACH at the end of the year (2021?). This would give those home owners time to change the payment style they use. This would lower our financial risk exposure for banking.
Commercial Properties	Continuing	A Self Storage company has started construction on their building. Dynamite Creek commercial development has a possible new owner. If he can get the city to change the parking calculations on the property, then he will go forward with the purchase. He is trying to get other restaurants into the complex for lunch and dinner.
City of Phoenix	In Progress	City has changed the corner of 56th street and Dixileta to help the water flow to the Baker and Barwick Basin. Waiting to see if they add the drainage point at about 52nd street area into the channel. If they do it will solve all of the problems.
City of Cave Creek	In Progress	No new updates on the City of Cave Creek purchase of the Cave Creek Rd and Tatum corner.
Community Building	Completed	No current issues.
Community Development	In Progress	Keystone Homes is starting to build on the west side of Tatum Ranch. Peak View and 44th Street in the ranch property area. Plan to start selling 1st Qtr of 2020. Cachet homes is starting a new development that would be off of Peak View and backup to 43rd street drainage basin. They have brought to our attention that the concrete channel that would be between us needs to be cleaned out. I have placed it on the December project list.
Delinquency Collections	In Progress	
Graffiti / Vandalism	In Progress	Had graffiti in Desert Willow Park and Toscana. Sidewalks and mailboxes were spray painted. Cleaned up in 48 hours.
Financial	In Progress	Need to review signature requirements at banks because they are only talking to signature account holders.

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Landscaping - Luxor	In Progress	Weeds have been the highest priority for Luxor. They have spent time post emergent spraying on all thru streets and easement. Weeds will continue to be a problem for the next few months.
Landscaping - General	In Progress	Lone Mountain Water mainline replacement is about complete. Finishing valve installs and then manufacture rep will assist in the proper programing of the controler.
Legislative Update		No updates
Miscellaneous	In Progress	
Property Maintenance	In Progress	Work on the main monument landscape change is scheduled for March 25 and 26.
Reserve Study - Master Association	In Progress	Need a Tatum Ranch Reserve Study ordered this summer 2020
Annual Meeting	In Progress	
Signage	In Progress	A and C Properties has placed its new signs at Frys and Safeway plazas.
Sonoran Vista	In Progress	Gate has been having issues with the gate builder. Should have in by the end of the month.
Software	In Progress	Eunify software has started. We are working well with the Eunify in getting the software set to our needs. Should have a homeowner portal ready to open this summer 2020.
Sub-Associations	In Progress	Tatum Greens has done the construction to fix an issue in the wash that is on their south side of the complex.
Post Office	Continuing	We have removed 2 kiosks this year so far.
Wall Painting/Painting	In Progress	Need to get quote for Sonoran Vista and Parcel 32A and B Painting of walls.
WAPA	In Progress	Trimmed trees in the fitness trail area this past month. Need to cut the tops of the remaining saguaros under the powerlines.

NOTES
