

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

MAY 18, 2016

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:00 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Tom Callahan, Neil Kenkel, Jeannie Marcil and Lee Eichman.*
- III. **APPEALS**
- **6:00 pm** (43A/17) **ARCHITECTURAL APPEAL**, appealing Architectural Committee's disapproval of antenna(s) *Motion made to uphold the Architectural Committee's disapproval of the antennae. Appeal was not denied it passed in favor of the homeowner. On a 3-2 vote that the homeowner gets to keep his antennae.*
 - **6:05 pm** (41/66) **ARCHITECTURAL APPEAL**, appealing \$25 fine for installing string lights prior to approval *Motion made to overturn the \$25.00 fine. Motion carried.*
 - **6:10 pm** (40/95) **ARCHITECTURAL APPEAL**, appealing neighbors (40/90) backyard structure approved by the Architectural Committee. *Motion made to deny the appeal. Motion carried.*
 - **6:15 pm** (01/59) **COMPLIANCE** appealing \$50.00 Monetary Penalty for parking a trailer at her residence (**decision to be made in Executive Session**) *Motion made to deny the appeal and uphold the \$50 monetary penalty. Motion carried.*
 - **6:20 pm** (15/64) **COMPLIANCE APPEAL**, appealing \$50.00 Monetary Penalty for not painting her home on a timely basis (**decision to be made in Executive Session**) *Motion made to deny the appeal and uphold the \$50 monetary penalty. Motion carried.*
 - **6:25 pm** (12/242) **ARCHITECTURAL APPEAL**, appealing \$25.00 fine for pre-installing two security cameras prior to approval: *Motion made to waive the \$25.00 fine, but homeowner needs to paint the camera the color of the house. Motion carried.*
 - **6:30 pm** (40/95) **ARCHITECTURAL APPEAL**, appealing Architectural Committee's disapproval of his pergola: *Homeowner withdrew his appeal at this meeting.*

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

MAY 18, 2016

GENERAL MEETING

MINUTES

- **6:35 pm (15/45) ARCHITECTURAL APPEAL**, Ryan Bohannan appealing disapproval of his backyard string lights: ***Motion made to deny the appeal of string lights in his backyard. Motion carried. Homeowner was informed to submit a proposal to the Architectural Committee if he would like a Guideline change.***

IV. ADJOURNMENT: ***Motion made to adjourn the meeting at 6:50 pm. Motion carried.***

Homeowner Question and Answer period

Discussion on string light proposal, a homeowner questioning a proposal he gave to the Architectural Committee, questions on an oversite committee regarding proposals

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

MAY 18, 2016

GENERAL MEETING

MINUTES

- I. **CALL TO ORDER:** *Meeting called to order at 7:20 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Tom Callahan, Neil Kenkel, Jeannie Marcil and Lee Eichman.*
- III. **APPROVAL OF THE MAY 18, 2016 PROPOSED AGENDA:** *Motion made to approve the proposed Agenda. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MARCH 16, 2016 BOARD MEETING MINUTES (see Bd pkt):** *Motion made to approve the March 16, 2016 Board Meeting Minutes. Motion carried.*
- V. **FINANCIAL REPORT FOR MARCH/APRIL 2016 (see Bd pkt):** *At the end of March we had \$ 3,529,000(approx.). At the end of April we had \$3,653,000 (approx.). That was an increase of \$124,530 most of that do to assessments we received on a quarterly basis.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *The Committee will review a proposed Antennae Guideline at their next meeting. At the present time they have a full Committee.*
 - **SOCIAL COMMITTEE:** *No representative present.*
- VII. **COMMUNITY MANAGER'S REPORT (see front of Bd pkt):** *Items discussed were; three CD's were renewed in April. We have a CD with BBVA Compass Bank that comes up for renewal in July, moved \$250,000 from Stearns cash account to a Stearns Money Market account, we are still dealing with issues with Fry's Plaza regarding truck delivery curfew issues and trash that needed to be cleaned up, Manager spoke with the City of Phoenix regarding graffiti on Lone Mountain and 40th Street, irrigation system compromised (most likely by kids) at one of our basins where landscapers removed bike ramps, landscaping laborers increased from 6 to 11 workers for the summer months, spring planting completed, had conversation with homeowner who wanted a casita in his backyard, homeowner was upset regarding the flyers we picked up on her lost dog, replaced several irrigation valves and a 12 station controller, installed battery operated controller at 40th Street and Montgomery and the wall painting is underway with 3,000 feet in Parcel 11 completed.*

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

MAY 18, 2016

GENERAL MEETING

MINUTES

VIII. UNFINISHED BUSINESS

- **WHERE TO HOLD THE ANNUAL MEETING**, tabled and carried over from the March 2016 Bd Mtg: *Motion made to hold the Annual Meeting in the Tatum Ranch Community Room as we have done in the past. Motion carried.*
- **COMMUNITY SIDEWALK AND LANDSCAPING ROCK**, tabled and carried over from the March 2016 Bd Mtg: *Motion made to take this subject matter off the Agenda. Motion carried.*
- **RECAP OF WINE AND CHEESE PARTY (see Bd pkt)**: *Very nice event and very social. Enjoyable evening and perhaps we can do it again next year.*

IX. NEW BUSINESS

- **HOMEOWNER'S PALM TREE, SPLITTING THE COST FOR REMOVAL (see Bd pkt)**: *Motion made to discuss this in Executive Session. Motion carried.*
- **ARCHITECTURAL COMMITTEE'S PROPOSAL FOR CHANGING GUIDELINE 33, SATELLITE DISHES and ANTENNAS (see Bd pkt)**: *Motion made to approve as written. Motion carried.*
- **2015 FINANCIAL STATEMENTS (see front of Bd pkt)**: *Reviewed by Board of Directors.*
- **FINE FOR FRY'S COMMERCIAL VIOLATION (see Bd pkt)**: *Motion made to make it Policy to fine the vendor for every violation and fine them \$1,000. Motion rescinded. Motion made to give the Manager the autonomy to fine the commercial violators up to \$750 per violation. Motion not acted upon.*
Motion made to fine Fry's \$500. Motion carried.

- X. ADJOURNMENT: Motion made to adjourn meeting at 8:30 pm. Motion carried.**