

**TATUM RANCH  
BOARD OF DIRECTORS MEETING**

**MAY 17, 2017**

**APPEALS**

**MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 6:08 pm.*
- II. **VERIFICATIUON OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Neil Kenkel, Jeannie Marcil and Don Townsend.*
- III. **COMPLIANCE APPEAL**
- **6:15 PM (43A/210) appealing \$100 monetary penalty for Queen Palms on her property:** *Motion made to deny the appeal and give the homeowner 60 days (from May17, 2017) to remove the palm trees. Motion carried.*
- IV. **ARCHITECTURAL COMMITTEE APPEAL**
- **6:20 PM (31A/131) appealing neighbor's complaint about their outdoor lighting. The Architectural Committee substantiated that the lighting was a nuisance.** *Motion made that the string lights are to be removed by 6/11/17 after the Memorial Day holiday. Motion carried. Motion made that the Stark's are willing to change the light bulb to a lower Lumen type of bulb as a first remedy to be a good neighbor to the Hyman's. If that does not remedy it, then we can take the next step. Motion carried.*
  - **6:25 PM (07/129) appealing Architectural Committee's disapproval of their trampoline.** *Motion made to deny the appeal and support the Architectural Committee's decision. Homeowner has 30 days to remove or replace the trampoline with one that will fit. Motion carried. Motion made to amend the timeline for removal to 90 days. Motion carried.*
  - **6:30 PM (43A/212) appealing Architectural Committee's disapproval of their color choice on the front door and gate.** *Motion made that we approve the appeal and allow you to keep your gate and door as is. Motion carried.*
- V. **ADJOURNMENT:** *Motion made to adjourn meeting at 7:25 pm. Motion carried.*

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**GENERAL MEETING**

**MINUTES**

**HOMEOWNER QUESTION AND ANSWER PERIOD**

*Items discussed were; Palm trees on Tatum Ranch, credit card payments, snacks/water for homeowners attending the Board meeting and Cave Creek Rd and Dynamite repairs*

- I. **CALL TO ORDER:** *Meeting called to order at 7:25 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Neil Kenkel, Lee Eichman, Jeannie Marcil and Don Townsend.*
- III. **APPROVAL OF THE MAY 17, 2017 PROPOSED AGENDA:** *Motion made to approve and accept the proposed Agenda as written. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE MARCH 15, 2017 BOARD MEETING MINUTES:** *Motion made to approve the minutes as written. Motion carried.*
- V. **FINANCIAL REPORT (MARCH/APRIL 2017 FINANCIALS, see Bd pkt)**  
*As of April 30, 2017, Total Liquid Assets (Total Operating Cash plus Total Investments) were \$2,458,529, Operating Fund was \$256,709, Total Investments were \$2,197,342 and Restricted Reserves were \$730,635.16. **Motion made** that the Stearns Master Money Market account that any monies exceeding \$450,000 be placed in a vehicle of higher percentage return. Motion carried.*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE:** **follow-up on conversation between Board President and Architectural Committee Member. Read email motion & vote into the meeting requesting Committee Member receiving a copy of Architectural appeal(s) prior to a Bd Mtg.**

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*Motion made that the Architectural Committee designee be permitted to get a copy of the appeal application(s) sent to the HOA office to be heard at the upcoming HOA Board Meeting for the purpose of preparing a comprehensive or detailed explanation of the Committees decision process and the appeal application(s) be delivered to the designee the Friday prior to the Board Meeting at the same time that the Board Members are delivered their packets for the upcoming Board Meeting. Passed unanimously.*

*It was noted that a representative from the Architectural Committee should be at the Board Meetings.*

- **SOCIAL COMMITTEE:** *No representative present.*

**VII COMMUNITY MANAGER'S REPORT, see front of Bd pkt:** *Items discussed were; Three CD's rolled over, Tailgaters restaurant opened, Fry's Plaza will be painting there back wall and they are still dealing with curfew issues, working with Safeway on scenic corridor issues, Buena Vista Recovery opened and they are located next to Azure Creek, administration roof silicone coating complete, received a quote for solar panels and LED conversion (\$3,200) for community bldg. with an estimated 2 yr. payback, the assisted living center (where Green Thumb Nursery is) is on hold, 10 Liens were filed since March 1<sup>st</sup>, graffiti removed in four places on the Ranch, year-end financials, Spring planting completed, landscaping focus is now on maintenance, ordered locks for "pet pick-up" stations, looking to add 5-6 fertilization stations around the Ranch, SB1240 that regulates HOA parking on City streets died in Committee, Association donated two trash cans to Cobblestone to use in their parking lot to control trash, the stub street at Peak View & 45<sup>th</sup> Street has become a new common are parcel, buckled concrete in drainage canal along Lone Mtn. will be repaired, USPO replaced four mailboxes, City cleaned out the end of the drainage line at 40<sup>th</sup> St. with no cost to us, Sonoran Vista Reserve Study due this Summer, replaced electric eye on Sonoran Vista exit gate, Toscana will be painting their perimeter walls, parking waiver granted to Police Office in Parcel 14 and wall painting in Parcel 40 will be done in June.*

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*Motion made that we go forward with having the LED conversion for the HOA Office. Motion carried.*

**VIII. UNFINISHED BUSINESS: NONE**

**IX. NEW BUSINESS:**

- **BANK COMPARISON FOR TATUM RANCH, see Bd pkt: Motion made to switch banks to Alliance Bank as proposed. Motion carried.**
  
- **FRY'S GROCERY STORE CURFEW, see Bd pkt: Motion made to send a courtesy letter to Fry's Grocery Store and try to track down the exact language on the delivery times. Motion carried.**
  
- **2016 COMPILATION (AUDIT) see Bd Pkt: Community Manager shared the specifics on the Audit.**
  
- **2016 TAX RETURNS, see Bd Pkt: Board reviewed the 2016 Tax Returns.**

**X. ADJOURNMENT: Motion made to adjourn meeting at 8:27 pm. Motion carried.**