

TATUM RANCH
BOARD OF DIRECTORS

MAY 15, 2019

GENERAL MEETING MINUTES

29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331

6:15 PM

APPEALS

- I. **CALL TO ORDER:** *Tom Callahan called the meeting to order at 6:15 pm.*
- II. **VERIFICATION OF QUORUM:** *Verification of Quorum was met with presence of Les Horvath, Don Townsend, Tom Callahan, Lee Eichman and Rick Nowell.*
- III. **APPEALS**
 - ARCHITECTURAL APPEALS**

6:15 pm. (32A/176) *Appealing Monetary fee of \$25.00 fine for installing coach lights without prior approval of Architectural Committee. Les Horvath **made motion** to rescind the fine. Motion carried. (4, 0) Rick Nowell abstained.*

6:20 pm. (33/46) *Appeal of installing Trampoline without prior approval of Architectural Committee. Rick Nowell **made motion** to deny the appeal. Motion carried. (5, 0)*
 - COMPLIANCE APPEALS**

6:25 pm. (9A/26) *Appeal of Monetary Penalty \$50 for trash can violation. Les Horvath **made motion** to approve appeal, rescind the fine. (4, 1) Motion carried. Rick Nowell opposed.*
- IV. **ADJOURNMENT:** *Tom Callahan **made motion** to adjourn at 6:35 p.m. Motion carried.*

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APPEALS

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner asked a question in regards to placement of the trash can, issues with the mailbox and parking on the street. The trash cans should be placed on the road. Parking on the street is causing a problem with the trash cans being emptied. Mailbox will be investigated. Discussion on the process of how violations are done especially in regards to parking.

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

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AGENDA

- I. **CALL TO ORDER:** *Tom Callahan called the meeting to order at 7:03 pm.*
- II. **VERIFICATION OF QUORUM:** *Verification of Quorum was met with presence of Les Horvath, Don Townsend, Tom Callahan, Lee Eichman and Rick Nowell.*
- III. **APPROVAL OF THE MAY 15, 2019 PROPOSED AGENDA:** *Rick Nowell made motion to approve as presented. Motion carried. (5, 0)*
- IV. **APPROVAL OF THE MARCH 20, 2019 BOARD MEETING MINUTES:** *Tom Callahan made motion to approve minutes as edited. Motion carried. (4, 0) Rick Nowell abstained.*
- V. **FINANCIAL REPORT FOR MARCH/APRIL:** *Total Liquid Assets: \$2,544,615.70 (Total Operating Cash + Total Investment); Operating Funds: \$164, 054.52 (Alliance #7297 & Chase Bank); Total Investments/Savings: \$2,380,561.25 (From TRCA Balance Sheet); Restricted Reserves: \$1,131,541.15, 112% funded (TRCA only). Les Horvath made motion to accept March/April financial report as submitted. Motion carried. (5, 0)*

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AGENDA

VI. COMMITTEE REPORTS:

ARCHITECTURAL COMMITTEE: *none*

SOCIAL COMMITTEE- Wine, Beer & Cheese event report: *Good response to the event. Attendance was around 125-130 residents. Ordering for the food will be different in the future based on the attendance numbers in the past.*

VII. COMMUNITY MANAGERS: *\$400 in additional interest in Checking Account monies. Disconnected 3 APS irrigation meters not in use saving \$900. Changed Storage lockers size saving \$1200. Found stuck irrigation water was off for 3 months savings \$8,000, Irrigation run time 1.5 hours, .5 hours less than last year savings \$500. Using Agave pups from current plants in the area without irrigation that need plants. Change yard roll off service to Sonoran Ranch Services savings \$500 per roll off. Savings \$10,000. Opened a complaint with the city about the water drainage on Dixileta Dr. We are getting excess water down Dixileta that makes our basins overflow at Baker and Barwick. City opened a work order to review the issues. They will keep us informed. No update from the City yet. May need a drainage engineering study to show the city that they made a mistake in front of Toll Brothers not allowing drainage from the street. They did not follow drainage guidelines from the city.*

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*Peak View Tatum Ranch and 44th Street in the ranch area property area, weeds are the biggest thing needing attention since the first of the year. To do list: 48th street and Parcel One-fix drainage. Cleaning basins with mower and did extra work on the basin at Peak View and 44th Street due to homeless camp. We have had 4 small fires on Tatum Ranch in the past 2 months due to dry winter weeds. **One fire was caused by fireworks, two by teenagers smoking cigarettes and one by teenager's possibly smoking marijuana.** With the weather and rains we have a lot of growth this summer also. One Saguaro lost arm at the corner of Morning Vista and Tatum. A & C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Fry's and Safeway Plazas. Approved by the ARCH Committee. Main Gate Advisory Committee has met several times. Looking at just gate replacement at this time. Not for reserve study that the back gates will need to be moved onto Sonoran Vista and changed to swing back gates when Lone Mountain Road is expanded to 5 lanes in 15-20 years. Start the savings process with the reserve study. Wall painting completed. Added 26 mailboxes to be painted by Luxor.*

VIII. UNFINISHED BUSINESS

- **32A/67 and 32A/117 homes:** Tom Callahan **made motion** to charge full fine since homeowner didn't keep his agreement. Motion carried. (5, 0)
- **Proposed change for Guideline #41:** Tom Callahan **made motion** to send proposed revision for #41 to the Architectural Committee for approval consideration with our recommendations. Motion carried. (5, 0)

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- **Proposed change for Guideline #45:** *Rick Nowell **made motion** to approve our edited version of Guideline #45 as amended. Motion carried. (5, 0)*
- **Proposed change for Guideline #29:** *send back to the Architectural committee*
- **Design study for Tatum Ranch Monument:** *Les Horvath **made motion** not to exceed \$15,000 proposed budget for this year. Motion carried. (5, 0)*

IX. New Business

- **Wine, Beer & Cheese to make an annual event:** *Rick Nowell **made motion** to make the Wine, Beer & Cheese an annual event. Motion carried. (5, 0) Budget item for Community Social events.*
- **Luxor quote for mainline irrigation replacement:** *Les Horvath **made motion** to accept the bids as submitted if the provisions that the trenching has to be 4 inches or deeper with PVC schedule 40 piping and that it come with a minimum of two year warranty. Motion carried. (5, 0)*
- **Sell or lease of Tatum Ranch property (corner at Tatum Blvd. & Cave Creek Road):** *Les Horvath **made motion** we're entertaining seeing the next step of the plan. Motion carried. (5, 0) (See what the site looks like for completed plan, after the survey is done.)*

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- X. ADJOURNMENT:** *Tom Callahan adjourned meeting at 9:34 pm.*

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

Signature: _____ Date: _____

Signature: _____ Date: _____