

**TATUM RANCH  
BOARD OF DIRECTORS**

**MAY 20, 2020**

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

**APPEALS**

- I. CALL TO ORDER:** *Meeting called to order at 6:15 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, David Rolland, Roy Brotherhood, and Chuck Teater.*
- III. APPEALS**
- ❖ **ARCHITECTURAL APPEALS:**
- 6:15 pm 43A/205** *Appeal Architectural Committee fine of \$50.00 for installing solar security lights without prior approval. **Motion made** to deny the appeal of the \$50.00 Architectural Committee's Fine. Motion Carried. (5,0)*
- 6:20 pm 43A/205** *Appeal of disapproval due to Insufficient Information on application of Architectural Design Review for installing solar security lights without prior approval from Architectural Committee. **Applicant withdrew the second appeal.***
- 6:25 pm 43A/44** *Appeal of Architectural Committee's Conditionally Approved gazebo. **Motion made** to approve the appeal and must be removed within thirty days. Motion carried. (5, 0)*
- ❖ **COMPLIANCE APPEALS:** None.
- IV. ADJOURNMENT:** *Meeting was adjourned at 7:08 pm.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

**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 7:08 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, Roy Brotherhood, David Rolland, and Chuck Teater*
- III. APPROVAL OF MAY 20, 2020 PROPOSED AGENDA:** *Motion made to approved as amended. Motion Carried. (5, 0)*
- IV. APPROVAL OF April 9, 2020 SPECIAL BOARD MEETING:** *Motion made to approve the minutes of Special Board meeting on April 9, 2020 as amended. Motion Carried. (5, 0)*
- V. APPROVAL OF MARCH 18, 2020 MEETING MINUTES:** *Motion made to approve as amended. Motion Carried. (5, 0)*
- VI. FINANCIAL REPORT FOR MARCH/APRIL 2020:** *Treasurer presented the financial report.*
  - a. Total Liquid Assets: \$3,022,718.00*
  - b. Operating Funds: \$258,310.90*
  - c. Total Investments/Savings: \$2,763,756.17  
From TRCA Balance Sheet)*
  - d. Restricted Reserves \$1,187,199.58*
- VII. COMMITTEE REPORTS**
  - ❖ **ARCHITECTURAL COMMITTEE:** *None.*
  - ❖ **SOCIAL COMMITTEE:** *June 1, the Community Room will be open for Coffee, Knitting, Quilter's and Book Club. All card games and Mah Jongg will remain closed until September 2020.*

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

**IX. UNFINISHED BUSINESS**

- ❖ **NEW TRUCK:** *Community manager will do further research on a truck.*
- ❖ **CHAIRS FOR COMMUNITY ROOM:** *Community manager will do further research on chairs.*

**X. NEW BUSINESS:**

- ❖ **LANDSCAPE TRIMMING:** *Reviewed landscaping contract on the method used on trimming the plants. Community manager will meet with the landscaper and follow up with a letter.*
- ❖ **TATUM TALK NEWSLETTER:** *Discussion on proofreading/editing of the newsletter in the future.*
- ❖ **ARCHITECTURAL BOARD MEMBERS:** *Discussion on the number of members on the Architectural Committee.*

**XI. ADJOURNMENT:** *Meeting was adjourned at 9:59 pm.*

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_