

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

NOVEMBER 16, 2016

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:04 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Neil Kenkel, Tom Callahan, Lee Eichman and Jeannie Marcil.*
- III. **APPEALS**
 - **6:00 pm (7/49) appealing the Architectural Committee's disapproval of a visible light above his block wall. Also appealing the \$25.00 fine. Motion made to deny the appeal. Motion carried. Neil Kenkel and Lee Eichman voted nay on the appeal. Motion made to deny the appeal for the \$25.00 fine. Motion carried. Neil Kenkel and Lee Eichman voted nay on this appeal.**
 - **6:05 pm (43B/21) appealing the Architectural Committee's \$25.00 fine for installation of a security door prior to approval. Motion made to deny the appeal and uphold the \$25.00 fine. Motion carried.**
- IV. **ADJOURNMENT:** *Motion made to adjourn the meeting at 6:30 pm. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner discussion on community events

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

NOVEMBER 16, 2016

**GENERAL MEETING
MINUTES**

- I. **CALL TO ORDER:** *Meeting called to order at 6:50 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Neil Kenkel, Tom Callahan, Lee Eichman and Jeannie Marcil.*
- III. **APPROVAL OF THE NOVEMBER 16, 2016 PROPOSED BOARD MEETING AGENDA:** *Motion made to accept the proposed Board Agenda as written. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE SEPTEMBER 21, 2016 BOARD MEETING MINUTES (see Bd pkt):** *Motion made to accept the September 21, 2016 Board Meeting minutes as written. Motion carried.*
- V. **FINANCIAL REPORT FOR SEPTEMBER/OCTOBER (see Bd pkt)**
As of October 31, 2017 Total Liquid Assets are \$2,395,000, Operating Funds are \$146,000, Total Investments with CD's is \$2,245,000, Restricted Reserves are \$746,000, Total Assets are 3,472,000.
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *There are two open positions on the Architectural Committee. There will only be one Architectural Committee meeting (instead of two) in December with the date of December 19th.*
 - **SOCIAL COMMITTEE (see front of Bd pkt):** *No representative present.*
- VII. **COMMUNITY MANAGER'S REPORT (see front of Bd pkt):** *items discussed were; discussed noise issues with the Fry's Manager, working with Tuscany Village on string lights at Barro's, AC unit at administration bldg. repaired, new landscaping contract signed with Luxor Landscaping, Tatum Ranch tree service completed for the year, basin service will begin in November, water meter will be shut off at 5145 E. Skinner Dr. because irrigation has already been off for the past year and Reed Painting will begin the last of the 2016 wall painting in Parcels 12, 13 & 14.*

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MINUTES**

VIII. UNFINISHED BUSINESS

- **MASTER ASSOCIATION 2016 RESERVE STUDY:** *It was noted that at the September 21, 2016 Board Meeting that a motion was made to fund the Reserve's with a lump sum of \$131,559 and set the monthly Reserve contribution @ \$15,000 for 2017.*
- **2017 BUDGET, DISCUSS QUARTERLY ASSESSMENT (see Bd pkt):**

Motion made to increase the 2017 quarterly assessments for Tatum Ranch from the 2nd to the 4th quarter to \$78.75. Motion carried.

Motion made to deny the 2017 Sonoran Vista quarterly increase and keep it at \$120.00 per quarter. Motion failed.

Motion made to increase the 2017 Sonoran Vista quarterly assessment to \$126.00 through the 2nd to the 4th quarter. Motion carried.

IX. NEW BUSINESS: NONE

- X. ADJOURNMENT:** *Motion made to adjourn meeting at 8:15 pm. Motion carried.*