

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

NOVEMBER 15, 2017

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

MINUTES

- I. **CALL TO ORDER:** *Meeting called to order at 6:16 pm.*
- II. **VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Tom Callahan, Neil Kenkel, Lee Eichman, Jeannie Marcil and Don Townsend.*
- III. **APPROVAL OF THE NOVEMBER 15, 2017 PROPOSED AGENDA:**
Motion made to approve the Proposed Agenda. Motion carried.
- IV. **APPROVAL AND ACCEPTANCE OF THE SEPTEMBER 20, 2017 BOARD MEETING MINUTES (see Bd pkt, left side):** *Motion made to approve the Minutes of the September 20, 2017 Board Meeting. Motion carried.*
- V. **FINANCIAL REPORT FOR SEPTEMBER/OCTOBER 2017 (see Bd pkt)**
*As of the end of October 2017, Total Liquid Assets were \$2,400,946.90, Operating Funds were \$221,196.72, Total Investments were \$2,176,281.91 and there was \$766,341.18 in Restricted Reserves. Questions were asked on the water bills, Alliance and Stearns Bank balances, trash removal costs and discussion on the PVC irrigation lines within Tatum Ranch. **Motion made** to approve the Financial Report. Motion carried.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *There will only be one Architectural Committee meeting in December with the date being December 18, 2017.*
 - **SOCIAL COMMITTEE:** *Annual meeting is December 2nd, Desserts with Santa is December 6th, April 14, 2018 is the date for the Homeowner Appreciation Wine, Beer and Cheese Party at the T.R. Golf Club.*

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VII. COMMUNITY MANAGER'S REPORT (see front of Bd pkt)

Items discussed were; Tatum Ranch Golf Club has decided to join us in the 30th year Anniversary celebration, Stearns Bank account will be opened through the 4th quarter to cover any outstanding checks, opened new CD at Mutual of Omaha Bank w/funds from Cal 1st Bank, sent letter to commercial properties regarding A-frames and signage restrictions, Fry's Plaza and Safeway Plaza are now owned by A&C Properties, a small portion of the park where the soccer field is, is owned by Tatum Ranch, LED light installation at the community building is complete and a new tree was planted on the patio outside the Activity Room, L&M Communities starting home construction at Lone Mtn. and 40th Street, sending two new delinquency accounts to the Attorney, doggie bags are still going missing, WAPA tree trimming completed to comply with the height restriction of 10 ft., Luxor's quote to replace PVC pipe was \$31,400 (DWPW) and \$37,192 (Lone Mtn.), Over 550 tons of material was removed from Tatum Ranch in the last 12 months and Community Manager taking steps to minimize any excess material going into the dumpsters, Court of Appeals decision on HOA fines effect's us to now include a fee schedule with our fine letter, will be looking for new software next year because our support person for our Voyager system is retiring (he's a one-man show) this new software will impact what kind of server we will need, Davis Schweikert will be our Annual Meeting speaker, several accidents on Tatum Blvd. resulting in losing two saguaros, two more mail kiosks had to be replaced and the stucco removed, entrance gate at Sonoran Vista was hit and bent and a new Ocotillo was planted in Sonoran Vista front entrance, Tatum Village issued guidelines incorporating Tatum Ranch Guidelines, Dunn Edwards delivered the new color boards and paint books that include the six new colors, and a new Agreement with WAPA will need to be signed because the old 30 year Agreement (with Suncor) has expired.

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VIII. UNFINISHED BUSINESS

- **GUIDELINE CHANGE #20, LANDSCAPING/HARDSCAPING** (see Bd pkt) tabled from the September 20, 2017 Bd mtg (see Bd pkt) *Motion made to approve as written. Motion carried.*

- **2018 BUDGET**, tabled from the September 20, 2017 Bd mtg (see Bd pkt) *Motion made to allocate \$241,659 from savings to the Reserve Fund to offset the difference in year end 2017 to get us back up to the 80% level. Then propose for 2018, we do Option A and allocate \$15,000 monthly (\$180,000 yearly) to roughly maintain that 80% allocation. Motion carried.*

Motion made to approve the 2018 Tatum Ranch Budget. Motion carried.

Motion made to accept the Sonoran Vista 2018 Budget. Motion carried.

- **2018 LANDSCAPING CONTRACT**, see three bids in front of Bd pkt. Tabled from the September 20, 2017 Bd mtg. *Motion made to go forward with Luxor on a one year contract at current pricing in the proposal. Motion carried.*
- **WAPA LICENSE AGREEMENT** (see Bd pkt) Board reviewed the WAPA Licensing Agreement.

IX. NEW BUSINESS

- **FEE SCHEDULE FOR FINES**, (see Bd pkt) Community Manager explained the Fine/Fee schedule according to the recent Arizona Court of Appeals decision that requires HOA's to provide a Fee Schedule for fines.

- X. ADJOURNMENT:** *Motion made to adjourn meeting at 8:16 pm. Motion carried.*

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**AFTER THE BOARD MEETING, THE BOARD WENT INTO EXECUTIVE SESSION TO
DISCUSS LEGAL AND PERSONNEL MATTERS**