

**TATUM RANCH  
BOARD OF DIRECTORS**

**NOVEMBER 20, 2019**

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

- I. CALL TO ORDER:** *Rick Nowell called the meeting order at 6:14 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Roy Brotherhood, Rick Nowell and Lee Eichman.*
- III. APPEALS**
- **ARCHITECTURAL APPEALS**-*none*
  - **COMPLIANCE APPEALS: 28/29** Appeal of \$50.00 Monetary Penalty for Trash Can Violation – Decisions was made in Executive session. Roy Brotherhood **made motion** to deny the appeal. Motion carried. (3, 0)
- IV. ADJOURNMENT:** *Rick Nowell **made motion** to adjourn at 6:17 pm.*

**HOMEOWNER QUESTION AND ANSWER PERIOD**

*Homeowner received letter regarding his security camera and sent an email to TRCA. He didn't receive an email in return or response to answer his questions. Discussion regarding the update to the guidelines, any visual change to the house needs an application and TRCA was in the process of updating the guidelines. The board explained the minutes need to be approved before they are posted on the website.*

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

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- I. CALL TO ORDER:** *Rick Nowell called the meeting to order at 6:30 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met by Roy Brotherhood, Rick Nowell and Lee Eichman.*
- III. APPROVAL OF NOVEMBER 20, 2019 PROPOSED AGENDA:** *Roy Brotherhood **made motion** to approve the proposed agenda. Motion carried. (3, 0)*
- V. APPROVAL OF SEPTEMBER 18, 2019 BOARD MEETING MINUTES:**  
*Rick Nowell **made motion** to approve the September Board Meeting Minutes as amended. Motion carried. (3, 0)*
- VI. FINANCIAL REPORT FOR SEPTEMBER/OCTOBER:**  
*Lee Eichman presented the financial report:  
Total Liquid Assets: \$2,646,101.07  
Operating Funds: \$140,128.47  
Total Investments/Savings: \$2,505,970.60  
Restricted Reserves: \$1,127,199.58 119% funded (TRCA only)*
- VI. COMMITTEE REPORTS:**
- **ARCHITECTURAL COMMITTEE:** *There will be only one Architectural meeting in December with the date being December 16, 2019.*
  - **SOCIAL COMMITTEE** – *Kathy Beckler presented information on the Halloween Bash. We had a great time with lots of families. We had new faces and familiar ones. It was well participated. The children enjoyed the cupcakes, juice, popcorn, face painter, balloon creations and prizes.*
- VII. COMMUNITY MANAGER'S REPORT:** *Scott Flanery presented the Manager's Report.*

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**VIII. UNFINISHED BUSINESS**

- **Sell or lease of land:** *No current updates*
- **Proposal for New Homeowner Brunch & Info Package:** *Rick Nowell **made motion** to move forward with this and try to have a New Homeowner Brunch at least three times a year. Motion carried. (3, 0)*
- **Irrigation Mainline-Lone Mountain:** *Lee Eichman **made motion** to approve Luxor Landscaping Inc. Option 1 Contract. Motion carried. (3, 0)*

**IX. NEW BUSINESS**

- **January Board meeting date:** *Rick Nowell **made motion** to accept the calendar dates as presented. Motion carried. (3, 0)*
- **Proposed revision to Guideline #1:** *Lee Eichman **made motion** to approve as presented. Motion carried. (3, 0)*
- **Proposed Plants to add to Approved Plant List:** *Rick Nowell proposed to move item 3 to 2 for New Business. Lee Eichman **made motion** to add *Plumbago auriculata*, commonly known as Blue Plumbago to the plant list. (3, 0)*

*Rick Nowell **made motion** to disapprove the Japanese Sago Palm. Motion carried. (3, 0)*

*Callisterman, Little John (Bottlebrush) was tabled until the January meeting.*

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- **Tatum Village Incorrect Title of Property:** Rick Nowell proposed to move item 4 up to 1 for New Business to accommodate the homeowner. Rick Nowell **made motion** to transfer ownership as submitted under the conditions listed. Motion carried. (3, 0)
  
- **Lien Fee Increase:** Rick Nowell **made motion** to increase to \$90.00. Motion carried. (3, 0)
  
- **Budget:** Roy Brotherhood **made motion** to accept as amended. Motion carried. (3 ,0)

**X. ADJOURNMENT:** Rick Nowell **made motion** to adjourn at 8:17 pm.

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

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_