

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

SEPTEMBER 21, 2016

GENERAL MEETING

APPEALS

- I. **CALL TO ORDER:** *Meeting called to order at 6:02 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Tom Callahan, Lee Eichman, Jeannie Marcil and Neil Kenkel.*
- III. **APPEALS**
- 6:00 pm (31D/14) appealing Architectural Committee's disapproval of their shed. **Motion made to deny the appeal and give the homeowner until October 30, 2016 to remove the shed. Motion carried.**
 - 6:05 pm **COMPLIANCE APPEAL (discuss in Bd mtg, but decision made in Executive Session) 13/32**, appealing \$50.00 monetary penalty for failing to store trash cans out of sight. **Motion made to deny the appeal. Motion carried.**
 - 6:10 pm (12/51) appealing Architectural Committee's disapproval of their water fountain and bench in front yard as well as the \$25.00 fine. **Motion made to deny the appeal and keep the \$25.00 fine intact. Motion carried.**
- IV. **ADJOURNMENT:** *Motion made to adjourn the meeting at 6:11 pm. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner stated that the Fry's parking lot is looking good

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MINUTES

- I. **CALL TO ORDER:** *Meeting called to order at 6:13 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Jay Bieber, Tom Callahan, Lee Eichman, Jeannie Marcil and Neil Kenkel.*
- III. **APPROVAL OF THE SEPTEMBER 21, 2016 PROPOSED BOARD MEETING AGENDA:** *Motion made to approve the Agenda as is. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE JULY 20, 2016 BOARD MEETING MINUTES (see Bd pkt)** *Motion made to accept the July 20, 2016 Board Meeting Minutes as written. Motion carried. Jay Bieber abstained.*
- V. **FINANCIAL REPORTS FOR JULY/AUGUST 2016 (see Bd pkt)** *July 31, 2016 the balance of Total Reserve, Equity and Assets is \$3,595,600. The August 31, 2016 Total Reserve, Equity and Assets is \$3,513,196. The difference is \$82,000 down. \$69,000 of the \$82,000 is from the YTD Surplus.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *Committee is working very well together. No problems.*
 - **SOCIAL COMMITTEE (see Bd pkt)** *Homeowner approached the Board with ideas and possible proposals for involvement in the community. Motion made to allow the homeowner to do research and present at the November Board meeting.*
- VII. **COMMUNITY MANAGER'S REPORT (see front of Bd pkt)** *Items discussed were; redeemed CD at EH National Bank and wired funds to Republic Bank AZ for CD with 12 month term at 0.90% APY, talked with Tuscan Village manager regarding removing the storage locker in the parking lot (should be removed by 10/31/16), office will be getting a new phone system, new locking system put on community room entrance doors, filed 11 Liens (\$4,160) and 5 Small Claims complaints, removed graffiti from recreational equipment at mini park, Flood Control District may be changing floodplain designations that may affect flood*

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insurance standings, lost 4 trees and several broken limbs in last storm, 4 signs in the community were refurbished or replaced, met with solar contractor for 2nd bid for low voltage lighting at the DWPE monument and Reed Painting completed painting 3,500 feet in Parcel 12 and 3,650 feet in Parcels 9A, 9A2 and 15/16.

VIII. UNFINISHED BUSINESS

- **CARPET REPLACEMENT BIDS (see Bd pkt)** *Motion made that we use Shiloh Floors for the carpet replacement. Motion carried. Board Member, Lee Eichman, recused himself from the vote.*

IX. NEW BUSINESS

- **ANNUAL MEETING UPDATE, GUEST SPEAKER:** *Couple of options would be Jim Waring, our District 2 City Councilman or City of Phoenix Police Department, Commander Morin and/or the new Police Chief, Chief Williams. Another option could be someone from the Flood District. Board decided the first choice would be Chief Williams if available and then Police officers from the Black Mountain Police Precinct.*
- **MASTER ASSOCIATION 2016 RESERVE STUDY (see Bd pkt)** *Motion made to fund our Reserves @ 80% with a lump sum of \$131,559 and set the monthly Reserve contribution @ \$15,000 for 2017. Motion carried.*
- **2017 BUDGET, DISCUSS QUARTERLY ASSESSMENTS (see Bd pkt)** *Motion made to increase the 2017 quarterly assessments to \$78.00 per quarter. Motion carried.*
- **LANDSCAPING CONTRACT (see Bd pkt)** *Motion made to accept the Luxor Landscaping bid. Motion carried. Board Member, Neil Kenkel voted no on this vote.*

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- **PROPOSAL FOR INCREASING RESALE FEES (see Bd pkt)**
Motion made to increase the Resale fee by 25% to \$212.50. Motion carried. Board Member, Neil Kenkel voted no on this vote.

 - **DISCUSSION ON INCREASING LIEN/SMALL CLAIM COMPLAINT FEES: Motion made to raise small claim fees to \$95.**
Motion carried. Lee Eichman voted no on this vote. Motion made to raise the Lien fees to \$50. Motion carried.
- X. ADJOURNMENT: Motion made to adjourn meeting at 8:27 pm. Motion carried.**