

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

SEPTEMBER 20, 2017

**APPEAL PORTION OF THE GENERAL BOARD MEETING
29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

6:15 PM

APPEAL MINUTES

- I. **CALL TO ORDER:** *Meeting called to order at 6:15 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Lee Eichman, Jeannie Marcil and Don Townsend.*
- III. **COMPLIANCE APPEAL**

6:15 PM (30/56) appealing a \$50.00 Monetary Penalty for failure to submit an Application for Design Review requesting approval of wall improvements. Motion made to deny the appeal. Motion carried.
- IV. **ADJOURNMENT:** *Motion made to adjourn meeting at 6:31 pm. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD

Signage in Tatum Ranch community was discussed

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- I. **CALL TO ORDER:** *Meeting called to order at 6:32 pm.*
- II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Lee Eichman, Jeannie Marcil and Don Townsend.*
- III. **APPROVAL OF THE SEPTEMBER 20, 2017 PROPOSED AGENDA**
Motion made to approve the Agenda for the September 20, 2017 Board Meeting. Motion carried.
- IV. **APPROVAL AND ACCEPTANCE OF THE JULY 19, 2017 BOARD MEETING MINUTES:** *Motion made to accept the July 19, 2017 Board Meeting Minutes. Motion carried. Board Member, Don Townsend abstained.*
- V. **FINANCIAL REPORT FOR JULY/AUGUST 2017 (see Bd pkt)** *Total Liquid Assets were \$2,333,000, Operating Funds were \$131,000. Total Investments were \$2,077,000 and Restricted Reserves were \$742,000. Motion made to accept the Financial Report. Motion carried.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:** *No report given*
 - **SOCIAL COMMITTEE, Homeowner Appreciation Evening (see Bd pkt):** *Motion made to accept the Proposal for the wine, cheese and beer party. Motion carried.*
- VII. **COMMUNITY MANAGER'S REPORT (see front of Bd pkt)** *Items discussed were; Stearns Bank account will remain open through the 4th qtr., Republic Bank \$250,000 CD rolled over @ 0.90%, two new tenants at Tuscan Village are a nail salon and a breakfast diner, Dynamite Plaza has a new mattress store, Fry's commercial property owner is buying Safeway, Manager working on a LED conversion for the community building, LM communities have purchased land next to the current new home development at Lone Mtn. & 40th Street, six letters of last notice were mailed (4 of which responded w/payment) remaining two will go to Attorney. Landscapers are on schedule & tree trimming*

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finished last week, looking at WAPA tree trimming to comply with height restrictions, four mainline water breaks this month, new firewall installed for internet protection, Congressman, David Schweikert will be the guest speaker at the Annual Meeting on December 2nd.,new Post Master at the Cave Creek P.O., Sonoran Vista Reserve Study ordered, Tatum Greens and Tatum Village hired new HOA Managers, four main monuments were painted this year, wall painting will start again in 1st qtr. 2018 and a new Tatum Ranch will sign a new Agreement with WAPA (Western Area Power Authority)with a new height limit on trees under the power lines to not to exceed 10 feet.

VIII. UNFINISHED BUSINESS

- **30TH YEAR ANNIVERSARY CELEBRATION (see Bd pkt): Motion made** to move forward with nailing down a location with option #'s 1,3,5 & 6 with a budget not to exceed \$12,000. Motion carried.
- **BOARD TRAINING:** Community Manager to explore 1st quarter of 2018. Will look at the months of January and February for Board training.
- **ADDITIONAL DUNN EDWARDS HOUSE PAINT COLORS (Manager to discuss): Motion made** to accept the new color palette with the additions subtractions and updates as presented. Motion carried.
- **GUIDELINE #22, LIGHTING (see Bd pkt): Motion made** to approve the revision with the exclusion of paragraphs #3 and #4. Motion carried. Don Townsend voted no.
- **WAPA LICENSE (see Bd pkt):** Distributed to Board Members to review.

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IX. NEW BUSINESS

- **SONORAN VISTA RESERVE STUDY** (see front of Bd pkt): *Motion made to approve and accept Sonoran Vista Reserve Study as is. Motion carried.*
 - **SONORAN VISTA GATE MOTORS REPLACEMENT** (see Bd pkt) **This is a Sonoran Vista Reserve item.** *Board stated “replace the motors when maintenance becomes an issue.”*
 - **REVIEW GUIDELINE CHANGE #20 LANDSCAPING/HARDSCAPING** (see Bd pkt): *Table this item until the November 15, 2017 Board Meeting.*
 - **2018 BUDGET** (see Bd pkt): *Table this item until the November 15, 2017 Board Meeting.*
 - **LUXOR LANDSCAPING CONTRACT** (see Bd pkt): *Table this item until the November 15, 2017 Board Meeting. Board instructed the Community Manager to work on receiving two more bids for comparison.*
- X. ADJOURNMENT:** *Motion made to adjourn meeting at 9:02 pm. Motion carried.*

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