

**TATUM RANCH
BOARD OF DIRECTORS**

SEPTEMBER 19, 2018

**29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

GENERAL MEETING MINUTES

- I. **CALL TO ORDER:** *Meeting called to order at 7:40 pm.*
- II. **VERIFICATION OF QUORUM:** *Quorum was met with the presence of Tom Callahan, Rick Nowell, Lee Eichman, Don Townsend and Les Horvath.*
- III. **APPROVAL OF THE SEPTEMBER 19, 2018 PROPOSED AGENDA:**
***Motion made** to approve as submitted. Motion carried.*
- IV. **APPROVAL AND ACCEPTANCE OF THE JULY 18, 2018 BOARD MEETING MINUTES:** ***Motion made** to accept July 18, 2018 Board Meeting Minutes as written. Motion carried.*
- V. **FINANCIAL REPORT FOR JULY/AUGUST 2018 (see Bd pkt):** *As of August 31, 2018, Total Liquid Assets were \$2,416,680. Total on the Operating Funds were \$236,005. Total Investments were \$2,180,675 and Restricted Reserves (TRCA only) were \$1,061,327.81. **Motion made** to accept the Financial Report. Motion carried.*
- VI. **COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE:**
 - **SOCIAL COMMITTEE – HOMEOWNER APPERCIATION**
*(See Bd pkt): **Motion made** to approve and move forward, \$4400 budget but not to exceed \$5000. Motion carried.*
- VII. **COMMUNITY MANAGERS REPORT-** *Items discussed: Tatum Ranch Golf course is the location for the October 20, 2018 event. Handed out posters to merchants on Tatum Ranch. Finalized the schedule and working with committee on details. Explained activities during the event, posters done up, took around to the businesses and got good responses. Checking accounts will still at Stearns will still be open with enough money to cover outstanding checks. Dynamite Road and Tatum seeking zoning change had been resubmitted to the city with a 3 story building; there is a self-storage company looking to open on empty lot behind Cobblestone Car Wash; currently in starting phase of getting*

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*approval; City is picking up 2 of the last 4 illegal dumping's we have had on Tatum Ranch streets by a landscaping company; well need to order new facets for rest rooms, no current issues; Keystone Homes is starting to build on the west side of Tatum Ranch, Peak View and 44th Street in the ranch property area; Stratman Law has collected \$9,823 with \$12,103 outstanding on his cases; Mulcahy Law has collected \$11,431 with \$30,803 outstanding on her cases; two homes in collection are in foreclosure and look like to complete the trustee sale this year; may need to look at replacing slide or entire playset at Roberta Mini Park, the complete playset comes into the reserve study for replacement in 2021; Luxor has been using the chipper every week since the storms and taking material to the city of Phoenix Composting Program; they have had to empty the chipper 21 times in 2 months from all the tree material; reserve study for Tatum Ranch has been submitted to the board for review; need to look at items added into reserve study: Irrigation Main Line Replacement, Mailbox replacement, EZ Flow Fertigation and New Management Software. The Annual Meeting Speaker will be Jim Waring District 2 Council Member for Phoenix City Council; he represents Tatum Ranch at the City of Phoenix; A and C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Fry's and Safeway Plazas; had water leak in June that was under a homeowners driveway; main gate has had 2 service calls; issued one new waiver for a police vehicle; will be painting mailbox kiosks this fall; one-third of kiosks are painted each year; WAPA has not given any more directions; but they have tagged all the larger saguaros over 6 feet for removal; Road Runner Cactus will be purchasing 7 saguaros from under the power lines; we will then use that money to move 3 or 4 saguaros for Tatum Ranch to new locations; the remaining ones may not be healthy enough to survive a move; these would have to be cut down when the time requires it; the area from Cave Creek Road to Lone Mountain Road still needs tree trimming. **Motion made** to accept manager's report. Motion carried.*

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VIII. UNFINISHED BUSINESS

- **30th Anniversary:** *(see mgr. Report)*
- **Annual meeting Speaker, Jim Waring** *(see mgr,Report)*
- **CD Signature Cards**

IX. NEW BUSINESS

- **Landscaping Bids (SEE RED FOLDER)**
 - **Back to Nature Landcare Inc.**
 - **Luxor Landscaping (Rep. to speak to board)**
 - **Stillwater Landscaping (Rep. to speak to board):**
Motion made to table this until they get some answers. Motion carried.
- **Reserve Study (SEE PINK COLORED FOLDER):** *discuss at next board meeting*
- **Fiscal Year 2019 Budget:** *Motion made to table until the next board meeting.*
- **Proper Board member communication protocol to homeowners and general community manager:** *next board meeting to hear legal team advice on communication*
- **Hiring of legal council approval to determine HOA-legal responsibility on security on domestic police action within HOA:** *Motion made to hire an appropriate attorney determined by our general manager to provide a legal opinion as to the Board of Directors and Homeowners Association responsibility when encountered with a homeowner request regarding domestic violence or other police issues.*

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- X. **ADJOURNMENT:** *Motion made to adjourn meeting at 9:56 pm. Motion carried.*

**AFTER THE GENERAL BOARD MEETING, THE BOARD WILL GO INTO
EXECUTIVE SESSION TO DISCUSS MEMBER APPEALS AND LEGAL**

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6:15 PM

APPEALS

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

ARCHITECTURAL APPEALS

- **6:15 PM (07/82) Appealing the Security Cameras Disapproval by Architectural Committee. *Motion made to deny appeal. Motion carried.***
- **6:20 PM (07/82) Appealing \$50.00 Architectural Fee for installing Solar Panels on roof without prior approval of Architectural Committee. *Motion made to approve appeal. Rick abstained. Motion carried.***
- **6:25 PM (12/178) Appealing Storage Shed disapproval by Architectural Committee. *Motion made to deny appeal. Motion carried. Lee abstained.***

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APPEALS

COMPLIANCE APPEALS

- **6:30 PM (9A/58) Appealing \$50.00 Monetary Penalty for Unapproved Plant Material. *Motion made to deny appeal. Motion carried. Rick opposed.***
- **6: 35 PM (31D/10) Appealing \$50.00 Monetary Penalty for failure to get approval for trampoline. *Motion made to approve a conditional Variance for sport equipment in the rear yard however if residence is sold, equipment must be removed. Fine removed. Motion carried. Rick opposed.***
- **6:40 PM (02/38) Appealing \$50.00 Monetary Penalty for Unapproved Plant Material. *Motion made to deny appeal. Motion carried.***
- **6:45 PM (14/35) Appealing \$100.00 Monetary Penalty for Commercial Vehicle. *Motion made to table until investigation complete. Motion carried.***

IV. ADJOURNMENT: *Motion made to adjourn the meeting at 7:32 PM. Motion carried.*

HOMEOWNER QUESTION AND ANSWER PERIOD

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

