

**TATUM RANCH  
BOARD OF DIRECTORS**

**SEPTEMBER 18, 2019**

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

**6:15 PM  
APPEALS**

- I. CALL TO ORDER:** Tom Callahan called September 18 meeting to order at 6:15 PM.
- II. VERIFICATION OF QUORUM:** Verification of Quorum was met with the presence of Les Horvath, Tom Callahan, Lee Eichman and Rick Nowell.
- III. APPEALS**
  - **ARCHITECTURAL APPEALS - none**
  - **COMPLIANCE APPEALS**

**6:15 pm 30/03; Appeal for Monetary Penalty for Unapproved Plant**

**Material:** Decision made in Executive Session. Les Horvath **made motion** to deny the appeal. **Motion carried.** Rick Nowell abstained. (3,0,1)

- IV. ADJOURNMENT:** Les Horvath **made motion** for adjournment at 6:31 PM. (4, 0) Motion carried.

**HOMEOWNER QUESTION AND ANSWER PERIOD**

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

**TATUM RANCH  
BOARD OF DIRECTORS**

**SEPTEMBER 18, 2019**

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

**I. CALL TO ORDER:** Tom Callahan called the general September 18, 2019 meeting to order at 6:34 PM.

**II. VERIFICATION OF QUORUM:** Verification of Quorum was met with the presence of Les Horvath, Tom Callahan, Lee Eichman and Nick Nowell.

**III. APPROVAL OF SEPTEMBER 18, 2019 PROPOSED AGENDA:**  
Les Horvath **made motion** to accept the proposed agenda as revised. **Motion carried.** (4, 0)

Rick Nowell **made motion** to move up item one, section 8 under Unfinished Business, following the approval of the minutes. Motion carried. (4, 0)

Rick Nowell **made motion** to accommodate our homeowners that are here, item 4 under New Business to move it up to the first item under New Business. (4, 0)

**IV. APPROVAL OF JULY 17, 2019 BOARD MEETING MINUTES:** Rick Nowell **made motion** to approve the July 17, 2019 Meeting Minutes as submitted. **Motion carried.** (4, 0)

Rick Nowell **made motion** to accept the application of Roy Brotherhood for the vacant seat on the board. **Motion carried.** (4, 0)

**V. FINANCIAL REPORT FOR JULY/AUGUST:** Lee Eichman presented the financial report.

Total Liquid Assets: \$2,607,207.50 (Total Operating Cash & Total Investments)  
Operating Funds: \$1,158,863.71 (Alliance \$7297 & Chase Bank)  
Total Investments/Savings: \$2,450,348.81 (From TRCA Balance Sheet)  
Restricted Reserves: \$1,120,514.57 119% (TRCA only)  
Les Horvath made motion to accept the financials' as submitted. **Motion carried.**  
(5, 0)

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**VI. COMMITTEE REPORTS:**

**ARCHITECTURAL COMMITTEE:** Nothing at this time

**SOCIAL COMMITTEE:** Nothing happening until next year

**VII. COMMUNITY MANAGER'S REPORT:** Scott Flanery presented manager's report.

**VIII. UNFINISHED BUSINESS**

- Board member: Refer to item IV.
- Guideline #29: Rick Nowell made motion to approve Architectural Guideline #29 on patio covers. **Motion carried.** (5, 0)
- Sell or Lease land: Ongoing
- Annual Meeting Speaker- Commander Van Dorn, Black Mountain Precinct
- Globe Chamomile: Refer to manager's report
- Computer Hardware Upgrade for the Office: (Hardware)

Les Horvath **made motion**, we at least obtain one product level other than HP product or another American made product company with the same spec's to make a comparison. **Motion denied.** (1, 4)

Tom Callahan **made motion** to get a comparative bid from another IT provider so we can have some comparison over cost and not use Lenovo. **Motion denied.** (1, 4)

Roy Brotherhood **made motion** to accept the Bytewize bid based on the Better Hardware at \$758.00 per unit with Intel Core I-5 Processor. Amend: To include \$199.00 Araknis Wi-Fi Access Point. **Motion Carried.** Les Horvath opposed. (4, 1)

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**AGENDA**

(Software)

Les Horvath **made motion** to accept Scott Flanery's recommendation on eUnify. (5, 0) Motion carried.



- Monetary Penalties change: Les Horvath **made motion** to change \$900 to \$450 to turn over to the manager. (5, 0) Motion carried.

**IX. NEW BUSINESS**

- Sonoran Vista Parcel 1 Reserve Study Les Horvath **made motion** to approve. (5, 0) Motion carried.
- Propose new Homeowner Brunch & Info package: moved to November meeting
- Rain bird Irrigation (new controllers/valve system for irrigation system): Moved to November meeting.
- Toscana/Connie Smith: Rick Nowell **made motion** to move up to first in New Business. (4, 0) Motion carried.

- X. ADJOURNMENT:** Tom Callahan **made motion** to adjourn at 9:20 pm. Seconded and motion carried.

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

Signature  Date 20 NOV 19  
Signature  Date 20-NOV-19.

*Tatum Ranch Community Association*  
**MANAGER'S REPORT July 17, 2019**

Project	Status	Notes
2019 Savings	Continuing	<p><b>\$1000 in additional interest on Checking Account Reserve, Disconnected 3 APS irrigation meters not in use Saving \$900. Changed Storage lockers size Savings \$1200 per year, Found stuck irrigation valves leaking water Savings \$200 a month. Still looking for more. Liquid fertilization system gives us healthier plants and we have not needed to replace dead plants. Savings \$10,000 per year. Irrigation water was off for 3 months \$8,000, Irrigation run time is 1.5 hours, .5 hours less then last year savings \$5,000 because of fertilization system. Using Agave pups from current plants to place in areas that need plants. Change yard roll off service to Sonoran Ranch Services Saving \$500 per roll off. Savings \$10,000 . Paint contract savings \$25,000. ACH Billing \$20,000 in unpaid fines and assessments billing sent out 2nd Qtr. WM billing at the office decreased by \$2400 year.</b></p>
Banking	Continuing	<p><b>Placed excess operating funds in Money Market to earn extra interest till funds are needed.</b></p>
Commercial Properties	Continuing	<p>A Self Storage company is going in on the empty lot behind Cobblestone Car Wash. Has submitted to the Arch committee and had a public meeting. They got conditional approval from the Arch committee by adding roof tiles to the roof line to blend with the Frys center. A and C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas.</p>
City of Phoenix	In Progress	<p>Opened a claimpliant with the city about the water drainage on Dixileta Dr. We are now getting excess water down Dixileta Dr that makes our basins overflow at Baker and Barwick. City opened a work order to review the issues. They will keep us informed. <b>Contacted Jim Warings office City Councilman about Dixileta Drainage. No additional informaton at this time.</b></p>
City of Cave Creek	In Progress	<p><b>Kevin Howell from the last meeting has called to say that the city of Cave Creek wants to push forward with the pump site on the corner of Cave Creek and Tatum next to Circle K. Their preliminary site survey says it is tight by will fit a lift pump for the city of Cave Creek. They are now doing an elavations and site plan to present to Tatum Ranch and the City of Phoenix.</b> City of Cave Creek inquired about lease or purchase of land off of Cave Creek Rd to place lift pumps for the city to get water from the CAP canal to their water treatment facility. Currently looking at the corner area infront of Circle K. We own the small lot that would house the above ground pump building. This would be close to their water line and in a commercial area that would not effect homeowners. We would have a choice to sell, lease or say no. Other option would be on the golf course desert land. This is a more costly option (second choice). Still waiting to hear back if the spot is good from an engineering stand point. (large enough space)</p>
Community Building	Completed	<p><b>No current issues.</b></p>
Community Development	In Progress	<p>Keystone Homes is starting to build on the west side of Tatum Ranch. Peak View and 44th Street in the ranch property area.</p>
Delinquency Collections	In Progress	<p>Tatum Ranch has turned 11 accounts to collections with Mulcahy. As of today 1 has not responded for payments or payoff.</p>
Graffiti / Vandalism	In Progress	<p><b>City of Phoenix removed graffiti from the wash culvert at 40th street and Desert Willow Park.</b></p>

*Tatum Ranch Community Association*  
**MANAGER'S REPORT July 17, 2019**

Project	Status	Notes
Financial	In Progress	Need to review signature requirements at banks because they are only talking to signature account holders.
Landscaping - Luxor	In Progress	Scheduled maintenance is being done and weed cleanup is on going. They have completed half of the summer tree trimming. Tatum Ranch is now recycling 100% of the landscaping waste. Luxor chips all tree and shrub trimming to be taken to the City of Phoenix composting program.
Landscaping - General	In Progress	Globe Chamomille- Contact several city offices to see who has say over the wash and removal of the invasive weed. Since the washes are NOAS we need the OK before we move to do any removal. <b>Contacted Jackie Keller City of Phoenix about maintenance in the wash area. Recommended staying with the current maintenance.</b>
Legislative Update		SB1531 : Waiting for Gov to sign. <ul style="list-style-type: none"> <li>• Provide regular statements of account to owners that include the current account balance due and a summary of all charges (the Jermaine Amendment clarifies that an owner may opt to receive statements electronically if provided by the association)</li> <li>• Extend the statutory lien extinguishment period from three to six years</li> <li>• Allow for an agent to collect credit card payments on behalf of the association (the Jermaine Amendment clarifies that a fee cannot be charged for cash or check payments)</li> <li>• Provide notice that an owner is delinquent and facing possible foreclosure via certified mail before turning an account over to collections</li> </ul>
Miscellaneous	In Progress	
Property Maintenance	In Progress	Work on the main monument landscape change is delayed till the weather cools or the monsoon start. Raul, Diane and I went and picked out plants for the monument. This made sure we all had the same visual idea for the monument. Raul will choose the plants and the 3 of us will do the grouping and placement.
Reserve Study - Master Association	In Progress	<b>SV Reserve Study Completed. Will incorporate any work on the gate area. Added future gate work for the Lone Mountain gate in 15 years.</b>
Annual Meeting	In Progress	Start planning for 2019 Meeting in December 7, 2019.
Signage	In Progress	A and C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas. <b>SuperPumper on Dynamite installed new signs on the building and street side. Circle K is submitting for new signage and building colors</b>
Sonoran Vista	In Progress	Main Gate Advisory Committee has met several times. Looking at just gate replacement at this time. <b>Need to get quote for painting walls</b>

*Tatum Ranch Community Association*  
**MANAGER'S REPORT July 17, 2019**

<u>Project</u>	<u>Status</u>	<u>Notes</u>
Software	In Progress	The accounting software we use, Voyager 2000, support and updates are being discontinued at the end of 2017. Limited support in 2018. Have contacted Caliber, Eunify, Tops, VMS and Asyst. EUnify is the top choice.
Sub-Associations	In Progress	<b>Tuscana wants to discuss a change in its management and becoming part of Tatum Ranch as a parcel assessment area.</b>
Post Office	Continuing	<b>Post Office had me tear down 1 kiosks this past month. They replaced those units with the new high security clusters.</b>
Wall Painting/Painting	In Progress	<b>Need to get quote for Sonoran Vista Painting of walls.</b>
WAPA	In Progress	<b>Trees will need to be trimmed again in the Fall. Will try for once a year trimming cost is \$4000 per section South and North.</b>

**NOTES**
