

**TATUM RANCH
BOARD OF DIRECTORS MEETING**

JULY 19, 2017

**APPEAL PORTION OF THE GENERAL BOARD MEETING
29811 N. Tatum Blvd.
Cave Creek AZ 85331**

6:15 pm

APPEALS

- I. CALL TO ORDER
- II. VERIFICATION OF A QUORUM
- III. ARCHITECTURAL COMMITTEE APPEAL

6:15 pm (7/96) appealing Architectural Committee's denial to add Chase tree to the Tatum Ranch Plant List

6:20 pm (24B/25) appealing Architectural Committee's denial of adding a gate (lives on the golf course)

- IV. ADJOURNMENT

HOMEOWNER QUESTION AND ANSWER PERIOD

**GENERAL BOARD MEETING DIRECTLY FOLLOWS
HOMEOWNER QUESTION AND ANSWER PERIOD**

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PROPOSED AGENDA

- I. CALL TO ORDER
- II. VERIFICATION OF A QUORUM
- III. APPROVAL OF THE JULY 19, 2017 PROPOSED AGENDA (Community Manager to discuss this at the meeting)
- IV. APPROVAL AND ACCEPTANCE OF THE MAY 17, 2017 BOARD MEETING MINUTES
- V. FINANCIAL REPORT FOR MAY AND JUNE 2017, see Bd pkt
- VI. COMMITTEE REPORTS
 - ARCHITECTURAL COMMITTEE
 - SOCIAL COMMITTEE
- VII. COMMUNITY MANAGER'S REPORT (see front of Bd pkt)
- VIII. UNFINISHED BUSINESS
- IX. NEW BUSINESS
 - BOARD TRAINING, Community Manager to discuss (see Bd pkt)
 - CONDO CERTS SERVICE FOR RESALE DEPARTMENT (Community Manager to discuss)
 - 30th YEAR TATUM RANCH CELEBRATION (see Bd pkt)
 - REVIEW NEW ADDITIONAL HOUSE PAINT COLORS FOR COLOR PALETTE (colors will be presented at the Board Meeting)

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PROPOSED AGENDA

- **GUIDELINE REVISION ON DOORS, GATES AND LIGHTING (see Bd pkt)**
- **HB 2411, RECORDING BOARD MEETINGS AMENDED (see Bd pkt)**
- **LETTER FROM HOMEOWNER REGARDING THE BOARDS DECISION ON HIS NUISANCE COMPLAINT (see Bd pkt)**
- **WESTERN AREA POWER ADMINISTRATION (WAPA) see Bd pkt, COMMUNITY MANAGER TO DISCUSS**
- **DISCUSSION ON COLOR PHOTO COPIES IN ALL BOARD AND ARCHITECTURAL COMMITTEE PACKETS**

X. ADJOURNMENT

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