

**TATUM RANCH  
BOARD OF DIRECTORS**

**MAY 17, 2023**

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

**6:15 PM**

**MEETING MINUTES**

- I. CALL TO ORDER:** Rick Nowell called the meeting to order at 6:16 pm.
- II. VERIFICATION OF A QUORUM:** Quorum was met with the presence of Rick Nowell, Chuck Teater, Robert Snyder, and Tom Callahan.

**III. APPEALS:**

**ARCHITECTURAL APPEALS:** Miller 321149-09. An appeal for a \$25 fine for garage door hinges. Robert Snyder motioned to reduce the fine to \$11.00. Motion failed (1-3). Tom Callahan motioned to deny the appeal as presented. Motion passed (3-1). Robert Snyder voted nay.

**COMPLIANCE APPEALS:** No Appeals

- IV. ADJOURNMENT:** Rick Nowell motioned for adjournment at 6:29 pm.

**HOMEOWNER QUESTION AND ANSWER PERIOD**

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

**TATUM RANCH  
BOARD OF DIRECTORS  
MAY 17, 2023  
GENERAL BUSINESS MEETING  
MEETING MINUTES**

- I. **CALL TO ORDER:** Rick Nowell called the meeting to order at 6:35 pm.
- II. **VERIFICATION OF A QUORUM:** Quorum was met with the presence of Rick Nowell, Chuck Teater, Robert Snyder, and Tom Callahan.
- III. **APPROVAL OF THE MAY 17, 2023, PROPOSED AGENDA:** Rick Nowell motioned to approve the minutes as amended. Motion passed (4-0).
- IV. **APPROVAL AND ACCEPTANCE OF THE MARCH 15, 2023, BOARD MEETING MINUTES:** Tom Callahan motioned to table the approval of the minutes to the next meeting. Motion passed (4-0).
- V. **TREASURER'S REPORT AND FINANCIAL COMMITTEE REPORT FOR MARCH AND APRIL 2023:** Robert Snyder presented the treasurer's report. He reported surpluses of \$27,740 in March and \$61,905 in April 2023.
- VI. **COMMITTEE REPORTS:**
  - A. **ARCHITECTURAL COMMITTEE:** Report attached.
  - B. **COMPLIANCE REPORT:** Report attached.
  - C. **RESALE REPORT:** Report attached.
  - D. **SOCIAL REPORT:** Ashley Newberg presented. Report attached.

**VII. COMMUNITY MANAGER'S REPORT:** Presented by Scott Flanery

Discussed the issue of doggie stations being vandalized by someone pulling the bags from the stations and leaving them on the ground. It happens to 3 - 4 stations throughout the community on any given week.

The second issue discussed was the City of Phoenix Neighborhood Services Department asking Tatum Greens to clean the wash on the south side of the community. A homeowner complained about downed trees, so the city sent out an inspector to review the wash. Since Tatum Greens has never completed fire breaks along their fence line, they asked that the HOA remove any downed trees and branches. Tatum Ranch has contacted the Army Corp of Engineers and the City of Phoenix Environmental Department that handles 404-washes within the city of Phoenix. The person that handles the 404-wash



program is going to look for any recorded information that states the washes are to be natural and maintained as part of the Sonoran Desert. The Tatum Ranch office is waiting to hear back from them to see what they find. At that point the community manager will share the findings with Tatum Greens and Phoenix Neighborhood Services.

The manager will follow up and contact Judith Blank regarding the dog barking issue from the last meeting then provide the Board with an update. If the barking issue continues Tatum Ranch will direct her to the dog barking city program.

## **VIII. UNFINISHED BUSINESS:**

### **A. LUXOR CONTRACT ISSUES:**

Discussed the Luxor contract and informed the Board that Luxor had been on notice for failure to comply with the contract by not having adequate labor on site to perform the daily tasks to maintain Tatum Ranch. The Board would like to see a better definition of the tasks and scope of work for the landscape contract. The manager will provide the Board with the RFP from the current contract. Landscape contracts from similar HOAs will also be provided.

## **IX. NEW BUSINESS:**

### **A. COMMUNITY PARKING HB 2298:**

The community needs to vote on city street parking restrictions. The Board would like to discuss this further and do some pro and con letters in the Tatum Talk to introduce the subject to the homeowners.

### **B. ROOF REPAIR QUOTES FOR COMMUNITY BUILDING:**

Chuck Teater motioned to approve Renco Roofing for the roof repair. Motion passed (4-0).

### **C. TRAFFIC CONTROL CABINET: FYI**

### **D. LAND VALUE OF COMMUNITY BUILDING:**

Robert Snyder motioned to include the land value of \$618,882.00 on the balance sheet by adding General Ledger Account 1102 Community Building-Land. Motion passed (4-0).

## **X. ADJOURNMENT:** Rick Nowell motioned for adjournment at 8:17 pm.

**AFTER THE GENERAL BOARD MEETING, THE BOARD WENT INTO AN EXECUTIVE MEETING.**