


**TATUM RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APPEALS SESSION  
JULY 26, 2023**

**MINUTES**

- I. CALL TO ORDER:** *Meeting called to order at 6:02 PM.*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Chuck Arndt, Tom Callahan, Rick Nowell, Robert Snyder, and Chuck Teater.*
- III. APPEALS**
- A. ARCHITECTURAL APPEALS**
1. **6:02 PM:** Reza Khosravi & Mimi Goodarzi (400140-04) homeowner appealing disapproved application for existing windows installation. ***Motion made to take under advisement. Motion carried, 5-0.***
  2. **6:40 PM:** Brittney Sump (190098-04) homeowner appealing disapproved application for windows installation. ***Motion made to table appeal. Motion carried, 5-0.***
  3. **6:41 PM:** Rick Nowell (311168-01) homeowner appealing approval application of sail shade inside yard, corner lot. ***Motion made to approve appeal. Motion carried, 5-0.***
- B. COMPLIANCE APPEALS** *(None Submitted)*
- IV. ADJOURNMENT:** *Motion made to adjourn meeting at 6:55 PM. Motion carried, 5-0.*

APPROVED BY:  DATE: 15 Jul 23

APPROVED BY:  DATE: 11/15/23

**TATUM RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION  
JULY 26, 2023**

**MINUTES**

- I. CALL TO ORDER:** *Meeting called to order at 7:14 PM*
- II. VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Chuck Arndt, Tom Callahan, Rick Nowell, Robert Snyder, and Chuck Teater.*
- III. APPROVAL OF THE JULY 26, 2023 PROPOSED AGENDA:** *Motion made to approve the proposed agenda as written. Motion carried, 5-0.*
- IV. APPROVAL AND ACCEPTANCE OF THE MARCH 15, 2023 BOARD MEETING MINUTES:** *Motion made to approve the March 15, 2023 Board Meeting Minutes as written. Motion carried, 5-0.*
- V. APPROVAL AND ACCEPTANCE OF THE MAY 17, 2023 BOARD MEETING MINUTES:** *Motion made to approve the May 17, 2023 Board Meeting Minutes as written. Motion carried, 5-0.*
- VI. APPROVAL AND ACCEPTANCE OF THE MAY 30, 2023 SPECIAL BOARD MEETING MINUTES:** *Motion made to approve the May 30, 2023 Special Board Meeting Minutes as written. Motion carried, 5-0.*
- VII. FINANCIAL REPORT FOR MAY/JUNE 2023:** *At the end of June total income is above budget and total expenses are below budget. We have increased the reserves by \$300,000. The finance committee meets regularly to address HOA finances.*
- VIII. COMMITTEE REPORTS**
  - A. FINANCE COMMITTEE:** *Resale income is slightly behind projections due to real estate market conditions. Balance sheet is being cleaned up for transparency. As of June 30<sup>th</sup> we stand at a profit of \$150,000.00 and Reserve Equity near 2.5mil. More financial info to be provided in upcoming Tatum Talk editions. Lastly delinquencies are down significantly.*
  - B. ARCHITECTURAL COMMITTEE:** *442 applications to date, 12.28% (36) have been windows. Looking into the possibility of conducting a Housing Character Study to assess Tatum Ranch architecture, the CC&Rs, and guidelines. Goals would be to determine what guidelines enhance property values, don't put undue restraints on home ownership, maintain a level of uniformity, are respectful of neighboring homes, and written not to eliminate the possibility of future technology for better living. Looking to ASU or independent architect for study. Market pricing may be upwards of \$50,000.00.*
    - 1. COMPLIANCE REPORT:** *210 compliance letters sent in May-July.*
    - 2. RESALE REPORT:** *19 homes sold in June, 119 YTD.*

**C. SOCIAL COMMITTEE:** *We have started organizing events for multiple demographics and trying new events. Ashley Newberg has been successful in getting sponsors to offset costs. Budget is on track.*

**IX. COMMUNITY MANAGER'S REPORT:** *Irrigation has gone to fully automated with timers. Previously, in an effort to save money, manual opening and closing of water for certain areas was done periodically as directed. Now all irrigation areas are fully automated and scheduled. In the short term we expect an increase in costs in the water bill between an increase to proper water usage levels, extra usage in this year's heat, and waste due to deterioration and leaks of the areas where we were occasionally turning on manually. Over time, irrigation lines past their lifespan will be replaced, water savings upgrades will be explored and implemented, and full automation of irrigation timers will lead to long-term savings for TRCA.*

**X. UNFINISHED BUSINESS**

**A. COMMUNITY PARKING HB 2298:** *Need to present the Pros, Cons, and summary to the homeowners on this issue that needs to be voted on. Ideas were to include in Tatum Talk and hold informational meetings in the daytime and evening to accommodate most schedules.*

**XI. NEW BUSINESS**

**A. ANNUAL MEETING GUEST SPEAKER:** *Ideas are Jim Waring, Cave Creek Mayor, Food Bank, and Caring Core.*

**B. INVESTMENT POLICY:** *Motion made to approve as amended. Motion carried, 5-0.*

**C. AGGRESSIVE, THREATENING, OR INAPPROPRIATE BEHAVIOR POLICY:** *Motion made to approve as amended. Motion carried, 5-0.*

**D. SELF-HELP POLICY:** *Discussed and a policy should be drafted based on our CC&Rs and presented at a future meeting for vote.*

**E. BASIN / MINI PARK AT 29216 N 43RD STREET:** *Discussed and the consensus was a sub-committee should research options available. Homeowner Ashely Newberg volunteered to lead the effort.*

**F. REVISED COMMERCIAL VEHICLES GUIDELINE:** *Motion made to send back to the Architectural Committee to re-write based on Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Tatum Ranch, Article IV, Section 2., (t) Trucks, Trailers, Campers, and Boats, and (v) Parking.*

**I. ADJOURNMENT:** *Motion made to adjourn meeting at 9:13 PM. Motion carried, 5-0.*

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_