

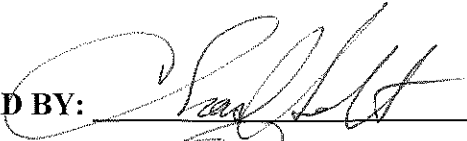
**TATUM RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
APPEALS SESSION
SEPTEMBER 20, 2023**

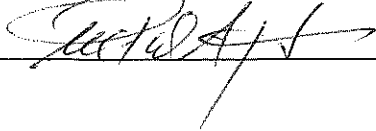
MINUTES

- I. CALL TO ORDER:** The meeting was called to order at 6:01 PM.
- II. VERIFICATION OF A QUORUM:** Quorum was met with the presence of Rick Nowell, Robert Snyder, Tom Callahan and Chuck Arndt.
- III. APEALS**
 - A. ARCHITECTURAL APPEALS**
 - 1. 6:01 PM: Reza Khosravi & Mimi Goodarzi (400140-04) homeowners appealing disapproved application for existing windows installation. Tabled** until guideline reviewed and approved during regular meeting.
 - 2. 6:05 PM: Brittney Sump (190098-04) homeowner appealing disapproved application for windows installation. Tabled** until guideline reviewed and approved during regular meeting.
 - 3. 6:10 PM: Rick Nowell (311168-01) homeowner appealing approval application for side gate. Motion made** to return to the Architectural Committee with instruction that if they wish gates with horizontal slats, they must amend the Design Guidelines to reflect that within fifteen (15) days. **Motion caried** 3/1. Rick Nowell opposed.
 - B. COMPLIANCE APPEALS**
 - 1. 6:15 PM: Rob & Denise Bently (314008-01) homeowners appealing monetary penalty for building repair violation. Decision made during Executive Session.**
- IV. ADJOURNMENT:** The meeting adjourned at 6:30 PM.

Homeowner Question and Answer Period

The General Meeting followed the appeals.

APPROVED BY:  DATE: 12/15/23

APPROVED BY:  DATE: 12.12.23

**TATUM RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION
SEPTEMBER 20, 2023**

MINUTES

- I. CALL TO ORDER:** The meeting was called to order at 6:30 PM.
- II. VERIFICATION OF A QUORUM:** Quorum was met with the presence of Rick Nowell, Robert Snyder, Tom Callahan and Chuck Arndt.
- III. APPROVAL OF THE SEPTEMBER 20, 2023 PROPOSED AGENDA:** Motion was made to approve the agenda as amended. Motion carried. (4/0)
- IV. APPROVAL AND ACCEPTANCE OF THE JULY 26, 2023 BOARD MEETING MINUTES (*See Meeting Minutes*):** Motion was made to approve as presented. Motion carried. (4/0)
- V. APPROVAL AND ACCEPTANCE OF THE AUGUST 29, 2023 SPECIAL BOARD MEETING MINUTES AND AMENDMENT (*See Meeting Minutes*):** Motion was made to accept the minutes as written. Motion carried. (4/0) Motion was made to disapprove the amendment. Motion carried. (4/0)
- VI. LANDSCAPING PROPOSAL (*See New Business*):** Clayton Graham, president of Sundance Landscape Maintenance, gave a presentation about what his company can do to improve the appearance of the landscaping in Tatum Ranch and answered questions. The community manager is to get a quote for trimming a certain number of trees along our main roads.
- VII. FINANCIAL REPORT FOR JULY/AUGUST 2023 (*See Reports*):** Treasurer Robert Snyder and Chuck Arndt, chair of the Finance Committee, gave the financial report for July/August 2023.
- VIII. COMMITTEE REPORTS**

A. FINANCE COMMITTEE (See Reports): Finance Committee Member Chuck Arndt gave the committee's report as part of the financial report.

B. ARCHITECTURAL COMMITTEE (See Reports): No report.

1. **COMPLIANCE REPORT (See Reports):** No report.

2. **RESALE REPORT (See Reports):** Information only.

C. SOCIAL/EVENT COMMITTEE: Event Coordinator Ashley Newburg gave a report on various events currently scheduled.

D. MINI PARK COMMITTEE: No report.

E. LANDSCAPING PLANNING COMMITTEE: Committee member Coleen Arndt said the Committee may have a different roll if the Association changes it's landscape maintenance company.

IX. COMMUNITY MANAGER'S REPORT (See Reports): Community manager absent, no report given.

X. UNFINISHED BUSINESS

A. ANNUAL MEETING GUEST SPEAKER: After changing date and time of the Annual Meeting to December 15, 2023 at noon, a second invitation will be extended to Councilman Jim Waring, who was previously unable to attend. If he is still unable to attend, Rick Nowell will extend an invitation to Josh Bednarek, City of Phoenix Director of Planning and Development.

XI. NEW BUSINESS

A. FIRE AND SECURITY SYSTEM UPGRADE: (See New Business) Motion was made to table this item. Motion carried. (4/0)

B. NEW COMPANY VEHICLE PROPOSAL: (See New Business) Motion was made to approve the purchase of a new vehicle not to exceed \$30,000. Motion carried. (4/0)

B. ANNUAL WALL PAINTING BIDS (See New Business): Motion was made to go with Premier Commercial Painting. Motion carried. (4/0)

C. ANNUAL INSURANCE RENEWAL BIDS (See New Business): Motion was made to go with Socher. Motion carried. (4/0)

D. REVISED RAIN GUTTER GUIDELINE (See New Business): Motion was made to approve as amended. Motion carried. (4/0)

E. REVISED WINDOW GUIDELINE (See New Business): Motion was made to send back to the Architectural Committee. Motion carried. (4/0)

F. REVISED VEHICLE GUIDELINE (See New Business): Motion was made to send back to the Architectural Committee. Motion carried. (4/0)

XII. ADJOURNMENT: The meeting adjourned at 9:37 PM.

APPROVED BY:  DATE: 11/15/23

APPROVED BY:  DATE: 15 Nov 23