

**TATUM RANCH
BOARD OF DIRECTORS**

JANUARY 18, 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 6:15pm.
- II. VERIFICATION OF A QUORUM** Rick Nowell, Robert Snyder, Tom Callahan, Chuck Teater

III. APPEALS

ARCHITECTURAL APPEALS

COMPLIANCE APPEALS - 110086-02 Appeal Commercial Vehicle Parking.
Motion to deny appeal, (3-1) Robert Snyder opposed.

- IV. ADJOURNMENT** Rick Nowell called the meeting adjourned at 6:28pm.

HOMEOWNER QUESTION AND ANSWER PERIOD

No Questions

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

**TATUM RANCH
BOARD OF DIRECTORS
JANUARY 18, 2023
GENERAL BUSINESS MEETING
MEETING MINUTES**

- I. **CALL TO ORDER** Rick Nowell called the meeting to order at 6:30pm.
- II. **VERIFICATION OF A QUORUM** Rick Nowell, Robert Snyder, Tom Callahan, Chuck Teater
- III. **APPROVAL OF THE JANUARY 18, 2023, PROPOSED AGENDA** Robert Snyder Motion to approve agenda, motion carried (4-0).
- IV. **APPROVAL AND ACCEPTANCE OF THE NOVEMBER 16, 2022, BOARD MEETING MINUTES** Rick Nowell motion to approve minutes, motion carried (4-0).
- V. **APPROVAL AND ACCEPTANCE OF THE DECEMBER 6, 2022, BOARD MEETING MINUTES** – Tabled to next meeting.
- VI. **TREASURER’S REPORT AND FINANCIAL COMMITTEE REPORT FOR NOVEMBER/DECEMBER - 2022** Robert Snyder discussed YTD consolidated loss of \$(172,501). Stated that December and Yearend reports are not final due to bookkeeper leaving before closing out the year. Final reports will be sent to the board as soon as they are final.
- VII. **COMMITTEE REPORTS**
 - A. **ARCHITECTURAL COMMITTEE** Window replacement becoming more frequent with homeowners.
 - B. **COMPLIANCE REPORT** – Parking and compliance spreadsheet shown
 - C. **RESALE REPORT** - 6 home sales in December.
 - D. **SOCIAL REPORT** – Given by Ashely Newberg, the new event coordinator.
 - E. **COMMUNITY MANAGER’S REPORT** - Discussed plumbing issues with sewer line and the cost associated with it.
- VIII. **UNFINISHED BUSINESS**
 - A. **BUDGET APPROVAL FOR 2023** – Tabled to next meeting.

**BOARD OF DIRECTORS
JANUARY 18, 2023
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MEETING MINUTES**

IX. NEW BUSINESS

- A. LANDSCAPE COMMITTEE APPROVAL OF MEMBERS** – Robert Snyder motion to approve, motion carried (4-0).
- B. TERRY CRUELL – NEW ALTERNATE FOR ARCHITECTURAL COMMITTEE** – Rick Nowell motion to approve, motion carried (4-0).
- C. GUIDELINE 31 – RAIN CHAINS/RAIN GUTTERS** – Robert Snyder motion to approve guideline changes, motion carried (4-0).
- D. ARCHITECTURAL COMMITTEE FINE SCHEDULE APPROVAL** – Robert Snyder motion to approve as shown, motion carried (4-0).
- E. REVIEW OF FUNDS DISBURSEMENT POLICY** – Information only
- F. ANNUAL REVIEW OF INVESTMENT POLICY** – Information only
- G. FINANCIAL STATEMENTS FOR 2022 – Choose A SERVICE LEVEL
COMPILATION, REVIEW, AUDIT (SEE Bd Pkt)**
Robert Snyder motion for compilation review of financial statements, motion carried (4-0)
- H. EMPLOYEE HEALTH PLAN-** Tabled till March meeting.

- X. ADJOURNMENT** Rick Nowell called for adjournment at 8:16pm.

AFTER THE GENERAL BOARD MEETING, THE BOARD MAY GO INTO AN EXECUTIVE MEETING.