


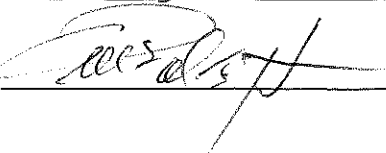
**TATUM RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS SPECIAL MEETING  
NOVEMBER 8, 2023**

**MINUTES**

- I. CALL TO ORDER:** The meeting was called to order at 10:32 AM.
- II. VERIFICATION OF A QUORUM:** Quorum was met with the presence of Rick Nowell, Chuck Teater, Robert Snyder, Tom Callahan and Chuck Arndt.
- III. EMPLOYEE HEALTHCARE BENEFITS:** Motion was made to approve up to \$600 per month per full-time employee for health and/or dental/vision premiums. Motion carried (5/0).
- IV. PROPOSED GUIDELINE CHANGES:**
- A.** Guideline #1 - Ancillary Buildings and Gazebo's: Motion was made to approve the proposed changes to Guideline #1 as amended by the Board. Motion carried (5/0).
- B.** Guideline #3 - Awnings and Sail Shades: Motion was made to approve the proposed changes to Guideline #3 as amended by the Board. Motion carried (5/0). Text to include reference to Phoenix Zoning Ordinance Section 706.
- Chuck Arndt departed the meeting at 11:25 AM.
- C.** Guideline #17 - Gates: Motion was made to table until the regularly scheduled November Board meeting. Motion carried (4/0)
- D.** Guideline #18 - Height Restrictions: Motion was made to approve the proposed changes to Guideline #18 as amended by the Board. Motion carried (4/0).
- E.** Guideline #31 - Rain Gutters and Rain Chains: Motion was made to approve the proposed changes to Guideline #31 as amended by the Board. Motion carried (4/0).
- Tom Callahan departed the meeting at 12:20 PM.
- F.** Guideline #43 – Trellises: Motion was made to approve the proposed changes to Guideline #43 as amended by the Board. Motion carried (3/0).

V. **ADJOURNMENT:** The meeting adjourned at 12:30 PM.

APPROVED BY:  DATE: 12/15/23

APPROVED BY:  DATE: 12.12.23