

Summary of planning committee meeting on 09/04/24.

Attending: David Roland, Dave Niggl, Jim Helmick, Tom Callahan

Start: 2pm End: 3:30pm

- Jim Helmick presented the idea of utilizing a bar scanning program to identify dog waste stations within Tatum Ranch. It would be inexpensive. Discussed possible uses.

- Discussed beautification of Tatum Ranch. A possible future project is improving the look of Tatum Ranch monuments and sub-association monuments by improving landscaping around monuments and or making all monuments have a consistent look through-out the ranch. Adding solar lighting at all monument locations.

- David Roland reports he will have 3 landscaping bids to present to the Board for consideration.

- Noise reduction project in the activity room needs a decision to move forward. Which company to do the job. Discussed wanting more information on a decibel reduction guarantee from bidders to assist in choosing which company to use. Discuss presenting final recommendation to the Finance Committee. Depending on the cost the project can move forward without waiting for board approval.

- The wall/view fence repair and painting project continues. Discussed the expense involved and concerns about needing to spread the work out to allow Tatum Ranch time to backfill the cost of this large project. Discussed modifying the current project to allow further spreading the costs over time. One idea presented was to change the order of the work needing done. Continue to do the work in sections of the property per year but change the order of the work to be done per section per year. Perhaps if the initial stage of the work was just focused on view fences that need repair. The idea would be to initially work only on the broken view fences. That would be less costly per year than doing all aspects of the work per section per year (repairing view fence, repairing walls, painting all). Thinking of each aspect of the work as stages. For example, stage one would be repair and paint only broken view fences. Stage 2 could be repairing all damaged walls. Stage 3 begin painting all walls and fences starting with the areas that have gone the longest without painting. Eventually the ongoing painting of the walls would get back to maintenance level. One concern brought up was that this plan could leave certain areas of the Ranch not painted for longer than normal. That may be true, but it could be worth tolerating to get to a baseline maintenance plan. Chances are it won't make any drastic changes in looks. Not sure how much or if any reduction in money spent per year would come out of such changes. It would help if the Finance Committee could look it over and check the numbers.

Tom Callahan