

**TATUM RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APPEALS SESSION  
JANUARY 17, 2024**

**MINUTES**

- I. CALL TO ORDER:** The meeting was called to order at 6:05 PM.
- II. VERIFICATION OF A QUORUM:** Quorum was met with the presence of Chuck Arndt, Robert Snyder, Tom Callahan and Chuck Teater.

**III. APPEALS**

**A. ARCHITECTURAL APPEALS**

1. **6:00 PM:** Lisa Nocella (190106-03) homeowners appealing disapproval for insufficient information for solar lights. Motion made to send the application back to the Architectural Committee for further consideration with new information presented. Motion carried. (4/0).

**B. COMPLIANCE APPEALS (NONE)**

- IV. ADJOURNMENT:** The meeting adjourned at 6:15 PM.

**Homeowner Question and Answer Period**

*General Meeting directly followed.*

APPROVED BY:  DATE: 01.17.24

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**TATUM RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION  
JANUARY 17, 2024**


**MINUTES**

- I. CALL TO ORDER:** The meeting was called to order at 6:58 PM.
- II. VERIFICATION OF A QUORUM** Quorum was met with the presence of Chuck Arndt, Robert Snyder, Tom Callahan and Chuck Teater.
- III. APPROVAL OF THE JANUARY 17, 2024 PROPOSED AGENDA:** Motion was made to approve the agenda as written. Motion carried. (4/0)
- IV. APPROVAL AND ACCEPTANCE OF THE NOVEMBER 15, 2023 BOARD MEETING MINUTES** (*See Meeting Minutes*): Motion was made to approve the minutes as written. Motion carried. (4/0)
- V. FINANCIAL REPORT FOR NOVEMBER/DECEMBER 2023** (*See Reports*)
- VI. COMMITTEE REPORTS**
  - A. FINANCE COMMITTEE** (*See Reports*): Treasurer Chuck Arndt gave the finance committee's report as part of the financial report.
  - B. ARCHITECTURAL COMMITTEE** (*See Reports & Exhibits*): Architectural Committee Member Diane Turner gave the committee's report and presented new color pallets for Tatum Ranch. Motion was made to approve the new color pallets. Motion carried. (4/0)
  - C. LANDSCAPING PLANNING COMMITTEE:** Landscape Planning Committee Member Diane Turner gave the committee's report.
- VII. COMPLIANCE REPORT** (*See Reports*): Information only.
- VIII. RESALE REPORT** (*See Reports*): Information only.
- IX. COMMUNITY MANAGER'S REPORT** (*See Reports*): Information only.
- X. UNFINISHED BUSINESS**
  - A. PROPOSED ANNUAL BUDGET** (*See Packet*): Motion was made to approve. Motion carried. (4/0).

**XI. NEW BUSINESS**

- A. REVIEW OF FUNDS DISBURSEMENT POLICY (See Packet):** Reviewed, no action taken.
- B. REVIEW OF INVESTMENT POLICY (See Packet):** Reviewed, no action taken.
- C. LETTER OF ENGAGEMENT FOR 2023 FINANCIAL REVIEW (See Packet):** Motion was made to approve the proposal for a 2023 financial review. Motion carried. (4/0).
- D. LETTER OF ENGAGEMENT FOR 2023 TAX RETURN (See Packet):** Motion was made to approve the proposal for 2023 tax return. Motion carried. (4/0).
- E. PROPOSED BYLAW AMENDMENT ARTICLE IX (See Packet):** Motion was made to approve expanding the number of Architectural members up to a maximum of 9, including two members of the Board of Directors to serve as Chairman and Vice Chariman for a 12 month period. Motion carried. (4/0).
- F. BOARD DELEGATED MANAGER RESPONSIBILITIES:** Discussion, no action taken.
- G. STAFF LEVEL APPROVALS (See Packet):** Motion was made to approve list of staff level approvals. Motion carried. (4/0).
- H. LAPTOPS FOR BOARD/TRCA MEETINGS:** Discussion of 3 tablet devices. Manager directed to purchase.

**XII. ADJOURNMENT:** The meeting adjourned at 9:14 PM.

APPROVED BY:  DATE: 28 MAR 24  
APPROVED BY:  DATE: 03 28 24