

**TATUM RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION
JULY 05, 2024**

MINUTES

- I. CALL TO ORDER:** The meeting was called to order at 6:00 PM.
- II. VERIFICATION OF A QUORUM:** Quorum was met with the presence of Chuck Teater, Tom Callahan, Rick Nowell, Robert Snyder, Chuck Arndt.
- III. APPROVAL OF THE JULY 05, 2024 PROPOSED AGENDA:** Motion was made to approve the agenda as written. Motion carried. (5/0)
- IV. APPROVAL AND ACCEPTANCE OF THE MARCH 20, 2024 BOARD MEETING MINUTES:** Motion was made to approve the minutes as written. Motion carried. (5/0)
- V. APPROVAL AND ACCEPTANCE OF THE MAY 22, 2024 BOARD MEETING MINUTES:** Motion was made to approve the minutes as amended. Motion carried. (5/0)
- VI. COMMITTEE REPORTS**
 - A. FINANCE COMMITTEE**
 - 1. FINANCIALS FOR MAY 2024:** Treasurer Chuck Arndt gave the finance committee's report as part of the financial report.
 - 2. RESALE ACTIVITY:** Information only.
 - B. PLANNING COMMITTEE:** Tom Callahan gave the planning committee's report on reviewing the reserve study, acoustics in the activity room, improving Tatum Drive, dirt erosion near Desert Willow Park.
 - C. LANDSCAPE PLANNING COMMITTEE:** No report submitted.
 - D. ARCHITECTURAL COMMITTEE**
 - 1. GUIDELINE REVIEW – #47 WINDOWS:** John Burghoffer gave the architectural committee's report on the guideline review for windows, specifically replacement. The committee found no need to change partial window replacements or frame width.
- VII. COMMUNITY MANAGER'S REPORT:** David Roland gave the manager's report on the new software being utilized, firebreaks are finished with basins and WAPA area to start, and view fences and wall repair are beginning.
- VIII. UNFINISHED BUSINESS**
 - A. SELF-HELP POLICY:** Motion was made to approve the policy as amended. Motion carried. (5/0)

IX. NEW BUSINESS

- A. **MISSION STATEMENT & 5-10 YEAR PLAN:** Discussion only.
- B. **SPECIAL USE FEE RAISED TO 0.15% OF SALE PRICE:** Motion was made to approve the special use fee to be raised to 0.15% of the home's sale price effective September 1st, 2024. Motion carried. (5/0)
- C. **GUIDELINE – #47 WINDOWS:** Motion was made to approve an amendment to the window guideline replacing the language of 3. b) iv. as written: "The Architectural Committee reserves the right to evaluate the width of window frames to be compatible with the subdivision." Motion carried. (5/0)

X. **ADJOURNMENT:** The meeting adjourned at 8:13 PM.

APPROVED BY:  DATE: 07.05.24

APPROVED BY:  DATE: 07/05/24