

**TATUM RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION
SEPTEMBER 18, 2024**

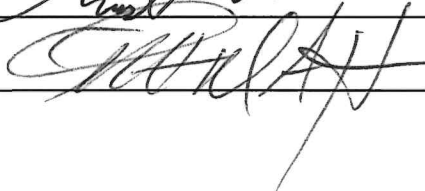
MINUTES

- I. CALL TO ORDER:** The meeting was called to order at 6:02 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 SEPTEMBER 18, 2024 PROPOSED AGENDA:** Motion was made to approve the agenda as written. Motion carried. (5/0)
- IV. APPROVAL AND ACCEPTANCE OF THE JULY 05, 2024 BOARD MEETING MINUTES:** Motion was made to approve the minutes as written. Motion carried. (5/0)
- V. COMMITTEE REPORTS**
 - A. FINANCE COMMITTEE:** Treasurer Chuck Arndt gave the finance committee's report as part of the financial report.
 - 1. FINANCIALS FOR JUNE 2024**
 - 2. FINANCIALS FOR JULY 2024**
 - 3. FINANCIALS FOR AUGUST 2024**
 - 4. RESALE ACTIVITY:** Information only.
 - B. PLANNING COMMITTEE:** Tom Callahan gave the planning committee's report on having planned out the next few years of the reserve study, shifting focus on what improvements can be done in the future. Acoustics for activity room on radar.
 - C. LANDSCAPE PLANNING COMMITTEE:** Request one month extension with Sundance while LPC reviews landscape bids further. Want a decision on planting for Desert Willow. Requested Robert Snyder join the committee as a Board member. Robert accepted.
 - D. ARCHITECTURAL COMMITTEE**
 - 1. ARC LATE APPLICATIONS POLICY:** Policy tabled for additional review.
 - 2. MONETARY PENALTIES FOR NONCOMPLIANCE:** Policy tabled for additional review.
- VI. COMMUNITY MANAGER'S REPORT:** David Roland gave the manager's report on new proposed compliance procedures, landscape beautification for the community, and preparing the 2025 budget.
- VII. UNFINISHED BUSINESS**
 - A. MISSION STATEMENT & 5-10 YEAR PLAN:** Policy tabled for additional review.
- VIII. NEW BUSINESS**
 - A. LANDSCAPING BIDS:** Presentations by AAA and Go Green Landscape given.

- B. **PROPOSED GUIDELINE – ACCESSORY DWELLING UNITS:** Motion was made to approve as amended. Motion carried. (5/0)
- C. **GUIDELINE CHANGE – LIGHTING (#22):** Motion was made to approve as amended. Motion carried. (4/1)
- D. **GUIDELINE CHANGE – PARKING (#26):** Motion was made to approve as amended. Motion carried. (5/0)
- E. **GUIDELINE CHANGE – DRIVEWAYS (#12):** Motion was made to disapprove. Motion carried. (5/0)
- F. **GUIDELINE CHANGE – COMMERCIAL VEHICLES (#7):** Motion was made to approve as written. Motion carried. (4/1)
- G. **FIRST SERVICE PRESENTATION FOR FUTURE MANAGEMENT:** Presentation by First Service Residential given.

IX. **ADJOURNMENT:** The meeting adjourned at 9:56 PM.

APPROVED BY:  DATE: 11/22/24

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