

**TATUM RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING**


OCTOBER 29, 2024

MINUTES

- I. CALL TO ORDER:** Meeting was called to order at 11:05 AM.
- II. VERIFICATION OF QUORUM:** Quorum was met with the presence of Tom Callahan, Rick Nowell, Robert Snyder, Chuck Arndt, and Chuck Teater.
- III. APPROVAL AND ACCEPTANCE OF THE OCTOBER 29, 2025 PROPOSED AGENDA:** Motion made to approve the October 25th, 2024 Special Board Meeting Agenda as written. Motion carried. (5/0)
- IV. PROPOSED ASSESSMENT INCREASE FOR JANUARY 1ST 2025:** Discussion had about the need to increase assessments to replenish the reserves. Tatum Ranch's CC&Rs state the assessment shall be automatically increased 5% annually, but that has not been historically followed. If Tatum Ranch were to have followed a 5% automatic annual assessment increase, for 2025 it would be at \$1,094.65 or \$273.66 a quarter. The Finance Committee is recommending an increase to only \$392 annually or \$98 a quarter. Motion to table until a legal opinion can be given. Motion carried. (5/0)
- V. PROPOSED BUDGET 2025:** Motion to table until assessment amount can be determined for 2025. Motion carried (5/0).
- VI. LANDSCAPE PLANNING COMMITTEE:** Item was withdrawn from consideration by requester, Community Manger.
- VII. ADJOURNMENT:** Motion made to adjourn meeting at 12:15 PM. Motion carried. (5/0)

APPROVED BY: 

DATE: 11/22/24

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DATE: 11.22.24