

**TATUM RANCH
BOARD OF DIRECTORS**

SEPTEMBER 16, 2020

**MEETING MINUTES
28911 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

6:15 PM

- I. CALL TO ORDER:** *Meeting called to order at 6:17.
6:18 Tom Callahan arrived.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with Roy Brotherhood, David Roland, Chuck Teater, Rick Nowell and Tom Callahan.*
- III. APPEALS**

ARCHITECTURAL APPEALS:

**6:15 pm: 31B/53 Appeal of Conditionally Approved for
#1 Arizona Ash tree, #2 Fan Tex Ash tree & #3 Gregg Ash tree.**
Motion made to deny appeal. Motion carried. (5, 0)

**6:20 pm: 31A/173 Appeal of \$25.00 Architectural
Committee Fine for installing surveillance camera without prior
Approval of Architectural Committee.**
Motion made to deny appeal. Motion carried. (5, 0)

COMPLIANCE APPEALS: NONE

- IV. ADJOURNMENT:** *Adjourn at 6:25 pm. (5, 0)*

**GENERAL BOARD MEETING WILL DIRECTLY FOLLOW HOMEOWNER
QUESTION AND ANSWER PERIOD**

Homeowner discussed his neighbor's unkept front yard. He stated he called the office several times. Compliance will review the yard.

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- I. CALL TO ORDER:** *Called to order at 6:30 pm.*
- II. VERIFICATION OF QUORUM:** *Verification of quorum was met with the presence of Tom Callahan, Rick Nowell, Roy Brotherhood, David Roland, and Chuck Teater.*
- III. APPROVAL OF SEPTEMBER 16, 2020 PROPOSED AGENDA:** ***Motion made** to accept as presented. Motion carried. (5, 0)*
- IV. APPROVAL OF JULY 15, 2020 MEETING MINUTES:** ***Motion made** to approve meeting minutes as amended. Motion Carried. (5, 0)*
- V. FINANCIAL REPORT FOR JULY/AUGUST 2020:** *Treasurer gave his report. **Motion made** to accept as presented. Motion carried. (5, 0)*

July Totals

*Total Liquid Assets: \$2,991,574.00
(Total Operating Cash + Total Investments)*

Operating Funds: \$283,975.00 (Alliance Bank #7297 & Chase Bank)

*Total Investments/Savings: \$2,707,599.00
(From TRCA Balance Sheet)*

*Restricted Reserves: \$1,151,406.03 113% funded
(TRCA only)*

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August Totals

*Total Liquid Assets: \$2,917,686.00
(Total Operating Cash + Total Investments)*

*Operating Funds: \$207,467.00
(Alliance #7297 & Chase Bank)*

*Total Investment/Savings: \$2,710,218.00
(From TRCA Balance Sheet)*

*Restricted Reserves: \$1,160,628.06 108% funded
(TRCA only)*

VI. COMMITTEE REPORTS

- **ARCHITECTURAL COMMITTEE:** *Statement on application to enforce rules/guidelines.*
- **SOCIAL COMMITTEE:** *Postponed Wine & Cheese until next year.*

VII. COMMUNITY MANAGER'S REPORT: *Manager presented his report.*

VIII. UNFINISHED BUSINESS

- **PARKING/PENALTIES:** *Tabled for the November Board Meeting to discuss fines.
Motion made to modify the parking regulation that each vehicle has a new violation and reduce the cure period from fifteen (15) days to seven (7) days. Motion Carried. (5, 0)*
- **NOMINATION COMMITTEE:** *One candidate for the committee to interview on Thursday, September 17, 2020 at 4:30 pm.*

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IX. NEW BUSINESS:

- **RESERVE STUDY (Master):** *Discussion-no action taken.*
- **FISCAL YEAR 2021 BUDGET (Master & Sonoran Vista):**
***Motion made** to remove of line item 4090 from the Comparison Budget.
Motion carried. (5, 0)*
***Motion made** to table the Master Association Budget until the November
Board Meeting. Motion Carried. (5, 0)*
***Motion made** to accept the budget for Sonoran Vista.
Motion carried. (5, 0)*
- **6-YEAR RULE & CHANGE OF HANDS:** *Informational for Board and
Architectural Committee.*
- **ARCHITECTURAL COMMITTEE PROPOSED ROSEBUD TREE FOR THE
PLANT LIST:** ***Motion made** to remove the Rosebud tree from the
Approved Plant list. Motion carried. (5, 0)*
- **LANDSCAPING-PLANTING NEW TREES:** ***Motion made** to approve the
planting of twenty-nine trees. Motion carried. (5, 0)*
- **COYOTE ROLLERS:** *Discussion – no action taken.*
- **MONUMENT LIGHTING:** ***Motion made** to start over and work within the
budget. Motion carried. (5, 0)*
- **PROPOSED CANCELLATION:**
 - **HALLOWEEN BASH**
 - **COOKIES WITH SANTA**
 - **NEW HOMEOWNERS BRUNCH*****Motion made** to cancel these events due to COVID-19.
Motion carried. (5, 0)*

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- **ANNUAL MEETING IN PERSON OR VIDEO:** *Board will be present and no guests due to COVID-19. **Motion made** to hire a company/person to do the virtual meeting using Zoom. Motion carried. (5, 0)*
- **ANNUAL MEETING SPEAKER SUGGESTIONS:** *No Guest Speaker due to COVID-19.*
 - **Senator Heather Carter**
 - **Jim Waring**
 - **Nancy Bartow**
 - **Arizona Representative John Allen**
 - **David Schweikert**

X. ADJOURNMENT: *Meeting adjourned at 8:56 pm.*

**AFTER THE GENERAL MEETING, THE BOARD WENT INTO EXECUTIVE
SESSION TO DISCUSS MEMBER APPEALS AND LEGAL ISSUES**