

**TATUM RANCH
BOARD OF DIRECTORS**

JANUARY 20, 2021

**GENERAL MEETING
29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

Meeting Minutes

I. CALL TO ORDER -6:16pm

II. VERIFICATION OF A QUORUM - Quorum was met with the presence of *Tom Callahan, Rick Nowell, Chuck Teater, Roy Brotherhood, David Rolland*

III. APPEALS

ARCHITECTURAL APPEALS

*092039–02 Chad Patton - Bamboo fencing on upper patio – Motion made to deny appeal **Motion deny (5-0)***

*280023 –04 Tiffany Riddle & James Savo Jr. - fine Appeal for Gazebo
Motion made to reduce fine to \$50. **Motion to reduce fine carried (5-0)***

COMPLIANCE APPEALS

None

IV. ADJOURNMENT: 6:28pm

HOMEOWNER QUESTION AND ANSWER PERIOD

Homeowner stated that a commercial truck has been at the property of 28626 North 46th Way since October 2020 – Compliance Coordinator to review

Income statement has a variance of \$17,000 in November. Result of a timing issue.

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

**TATUM RANCH
BOARD OF DIRECTORS**

**JANUARY 20, 2021
GENERAL BUSINESS MEETING
29811 N. TATUM BLVD.
CAVE CREEK, AZ 85331**

Meeting Minutes

- I. CALL TO ORDER 6:34pm**
- II. VERIFICATION OF QUORUM** Quorum was met with the presence of *Tom Callahan, Rick Nowell, Chuck Teater, Roy Brotherhood, David Rolland*
- III. APPROVAL OF THE JANUARY 20, 2021 PROPOSED AGENDA** *Motion made to accept proposed Agenda **Motion Passed (5-0)***
- IV. APPROVAL AND ACCEPTANCE OF THE SPECIAL MEETING
DECEMBER 11, 2020 BOARD MEETING MINUTES** *Motion made to accept meeting minutes **Motion Passed (5-0)***
- V. APPROVAL AND ACCEPTANCE OF THE NOVEMBER 18, 2020
BOARD MEETING MINUTES** *Motion made to accept meeting minutes **Motion Passed (5-0)***
- VI. FINANCIAL REPORT FOR NOVEMBER/DECEMBER 2020** *Motion made to accept Financial Report **Motion Passed (5-0)***
- VII. COMMITTEE REPORTS**
 - **ARCHITECTURAL COMMITTEE** - None
 - **SOCIAL COMMITTEE** – All social activity has been postponed until further notice.
- VIII. COMMUNITY MANAGER’S REPORT**
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- IX. UNFINISHED BUSINESS**
 - **Monetary Penalties for Non-Compliance**
 - **Revised Parking Policy**
 - **Roberta Playground**
 - **TRCA Trademark**
- X. NEW BUSINESS**

- **Board meeting dates for 2021**
- **Tatum Ranch Community Association Funds Disbursement funds, Investment Funds Policy**
- **Board member schedule for Architectural Committee Meeting**
- **Financial Review Choice, Letter of Engagement**

XI Miscellaneous

- **ARC Status**
- **Compliance Status**
- **Resale Report**

I. ADJOURNMENT

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