

**TATUM RANCH  
BOARD OF DIRECTORS**

**NOVEMBER 14, 2018**

**GENERAL MEETING MINUTES**

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

**6:15 PM**

**APPEALS**

I. **CALL TO ORDER:** *Tom Callahan called meeting to order for November 14, 2018 at 6:15 pm.*

II. **VERIFICATION OF A QUORUM:** *Quorum was met with the presence of Tom Callahan, Rick Nowell, Don Townsend and Les Horvath.*

III. **APPEALS**

**ARCHITECTURAL APPEALS**

**6:15 pm – (5/364) Appeal of \$50.00 Architectural Committee fine for non-response of light spec sheet. Rick Nowell made motion to deny the appeal. Motion carried. (4-0)**

**6:20 pm – (12/230) Appeal removal of trampoline. Rick Nowell made motion to deny appeal. Motion carried. (4-0)**

**COMPLIANCE APPEALS**

❖ **(14/35) Appeal of Monetary Penalty, tabled from September 19, 2018 Les Horvath made motion for rescind the fine. Vote was 2-2. Rick Nowell made motion to table this until the January Board meeting.**

IV. **ADJOURNMENT:** *Tom Callahan adjourned the meeting at 6:56 pm.*

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**HOMEOWNER QUESTION AND ANSWER PERIOD**

- 31A/106 Tom Callahan **made motion** to wave \$115.00 fine. Motion carried (4-0)
- 10/50 Tom Callahan **made motion** to wave fines. He amended his motion to wave penalties of \$330.00, fine from 5-9-18 forward \$300 fines/\$30 late fees. Motion carried. (4-0)

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

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PROPOSED AGENDA

- I. **CALL TO ORDER:** *Tom Callahan called meeting to order at 7:15 p.m.*
- II. **VERIFICATION OF QUORUM:** *Quorum was met with the presence of Tom Callahan, Rick Nowell, Don Townsend and Les Horvath.*
- III. **APPROVAL OF THE NOVEMBER 14, 2018 PROPOSED AGENDA:**  
*Tom Callahan **made motion** to accept the agenda and Rick's suggestion to alter the sequence of the agenda, to move unfinished business up in the agenda. (Landscaping representative was in attendance.) Motion carried. (4-0)*
- IV. **APPROVAL AND ACCEPTANCE OF THE SEPTEMBER 19, 2018 BOARD MEETING MINUTES:** *Rick Nowell **made motion** to accept the September 19, 2018 minutes as amended. Motion carried. (4-0)*
- V. **FINANCIAL REPORT FOR SEPTEMBER/OCTOBER 2018 (see Bd pkt):**  
*Les Horvath **made motion** to accept financial report. Motion carried. (4-0)*
- VI. **COMMITTEE REPORTS**
  - **ARCHITECTURAL COMMITTEE:** *none at this time*
  - **SOCIAL COMMITTEE:** *Wine and Cheese event was secured, March 23, 2019 at the Tatum Ranch Golf course*
- VII. **COMMUNITY MANAGERS REPORT:** *Les Horvath recommended to accept the manager's report and put it on record.*

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**VIII. UNFINISHED BUSINESS**

- ❖ **2019 Budget, tabled from September 19, 2018 Bd. mtg. (Sept. Bd. pkt):** *Les Horvath made motion to accept 2019 budget as presented. Motion carried (4-0)*
- ❖ **2019 Landscaping Contract, tabled from September 19, 2018, see three bids in front of Bd. (Sept. Bd. pkt):** *Rick Nowell made motion to approve for 36 months as we amended, add Raul (supervision) and reinforce sec. 4B, breach also sec. 1 supervision A. Motion carried. (4-0)*
- ❖ **Reserve Study, tabled from September 19, 2018 (see Sept. Bd. pkt):** *Les Horvath made motion to accept Reserve Study with changes made. Motion carried. (4-0)*
- ❖ **Proper Board member Communication protocol to homeowners and general community manager, tabled from September 19, 2018 via email:** *tabled till January board meeting*
- ❖ **Hiring of Legal Counsel to determine HOA-legal responsibility on security on domestic police action within HOA (tabled from September 19, 2018. Bd. mgt.):** *Les Horvath made motion to approve up to \$500.00 to properly define our role in domestic violence. Motion carried. (4-0)*

**IX. NEW BUSINESS**

- ❖ **Landscape yard Bin Pit construction:** *Rick Nowell made motion to go with less expensive option with pressure treated wood to fix. Motion carried. (4-0)*
- ❖ **Letter information from the City on Dixileta basin**

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IX. NEW BUSINESS cont.

❖ January Board Meeting date in 2019: January 16, 2019

X. ADJOURNMENT: *Les Horvath made motion to adjourn at 8:47 pm.*  
*Motion carried.*

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

Approved by:  Date: 1-29-19

Approved by:  Date: 1-29-19

*Tatum Ranch Community Association*  
**MANAGER'S REPORT July 18, 2018**

<u>Project</u>	<u>Status</u>	<u>Notes</u>
30 Year Anniversary Celebration	In Progress	<p>We had it at the parking lot of the Tatum Ranch Golf Course. The weather was great with a sunny afternoon and a full moon for the evening. The day started with the Ice Cream social. We had the stage active with singers. Many games and bounce houses going for the kids. We handed out 33 coupons for the ice cream during that time. Then we had live music in the evening with City Nights Band for live music. We handed out 76 coupons for the evening event. We had a total of 89 home owners check in with us at the HOA table. The extra coupons were for those that attended both events and we gave out extra if they asked because they had more people in their group.</p> <p>Estimate that we had about 132 people come through for the Ice Cream Social.            33 coupons x 4 people per group = 132</p> <p>Estimate that we had about 152 people come for the evening event for the live music.            76 coupons x 2 people per group = 152</p> <p>All of the staff participated in helping out at the HOA table. Many thanks to them all. I would like to give special thanks to Rick Smith and Patrick Brown for their volunteer help in getting this all done. They helped make sure we did this first class. The golf course ran out of food at about 7 pm that night. They did a lot more business than they had expected. They did adult beverages, burgers and dogs.</p> <p>City of Phoenix sent over officers 4 different times for their GAIN Event (Getting Arizona Involved in Neighborhoods). They made a positive impact by being there. I hope you had a chance to say hi to one of our community officers.</p> <p>To finish things off we came in under budget at about \$9200 of the \$12000 budget.</p>
Banking	Continuing	Checking accounts at Stearns is closed as of Sept 30, 2018. Any HO sending checks to this old address will have their checks returned. About 30 accounts.
Commercial Properties	Continuing	New self storage on Dynamite Rd and Tatum seeking zoning change had been resubmitted to the city with a 1 story building. <b>A Self Storage company looking to open on the empty lot behind Cobblestone Car Wash. Currently in starting phase of getting approval. Has submitted to the Arch committee and had a public meeting. Needs to work with the condos the most.</b>
City of Phoenix	In Progress	<b>Contacted the city about the political signs in the median about getting them removed. Opened a claimpliant with the city about the water drainage on Dixileta Dr. We are now getting excess water down Dixileta Dr that makes our basins overflow at Baker and Barwick. City opened a work order to review the issues. They will keep us informed.</b>
Community Building	Completed	<b>No current issues.</b>
Community Development	In Progress	<b>Keystone Homes is starting to build on the west side of Tatum Ranch. Peak View and 44th Street in the ranch property area.</b>
Delinquency Collections	In Progress	<b>Stratman Law has collected \$9823 with \$12103 outstanding on his cases. Mulcahy Law has collected \$11431 with \$30803 outstanding on her cases. Two homes in collections are in foreclosure and look likely to complete the trustee sale this year.</b>
Graffiti / Vandalism	In Progress	<b>Had a group of graffiti tags and vandalism in Dynamite Creek and Desert Willow Park. Removed within 48 hours.</b>
Financial	In Progress	<b>Need to review signature requirements at banks because they are only talking to signature account holders.</b>
Landscaping - Luxor	In Progress	<b>Luxor has finished the annual tree trimming for the season. Started July 2, 2018 and finished Oct 31.</b>

*motion made to accept managers report & move on to other items*  
 Rick  
 2nd

*Tatum Ranch Community Association*  
**MANAGER'S REPORT July 18, 2018**

<u>Project</u>	<u>Status</u>	<u>Notes</u>
Landscaping - General	In Progress	<b>Waste bin pit in the landscape yard has collapsed. Wood needs to be replaced or spend money on a masonry fix.</b>
Legislative Update		The Arizona Supreme Court has depublished the Turtle Rock case concerning HOA's Fine Schedules and Damages. Meaning HOA's no longer need to show damages in court and publish a fine schedule. Goodman Law took the case to the court and says the fine schedule going forward is good policy but not required. We have the fine schedule on the website for homeowners to view. It also went out in a Tatum Talk mailing. This leaves Tatum Ranch in good standing to the Turtle Rock type of case issues.
Miscellaneous	In Progress	<b>City called to inform us that they will be releasing a large amount of water from the tanks on Cave Creek and Rancho Tierra into the wash behind it for the next month.</b>
Property Maintenance	In Progress	Requested information from the city to do reclaimed water for our irrigation. Water rates increasing 6% a year for 2018, 2019 and 2020.
Reserve Study - Master Association	In Progress	<b>Reserve study for Tatum Ranch has been submitted to the board for review. Need to look at items added into reserve study: Removed Irrigation Main Line Replacement from reserve study, Mailbox replacement, EZ Flow Fertigation and New Management Software.</b>
Annual Meeting	In Progress	<b>Speaker will be Jim Waring District 2 Council Member for Phoenix City Council. He represents Tatum Ranch at the City of Phoenix.</b>
Signage	In Progress	<b>A and C Properties has submitted for new signage along Cave Creek Road and Tatum Blvd for Frys and Safeway Plazas. Please see commercial properties also.</b>
Sonoran Vista	In Progress	<b>Main Gate has had 2 service calls. Replaced the main circuit board on the control panel.</b>
Software	In Progress	The accounting software we use, Voyager 2000, support and updates are being discontinued at the end of 2017. Limited support in 2018. Have contacted Caliber, Eunify, Tops, VMS and Asyst. We have had Demos of Caliber, eUnify, Tops, Asyst and C3. Narrowing down the list to 2 or 3 finalists for RFP. Looking to have a software selected by 3rd quarter and installation in the 4th quarter. We would then be live in 2019 with the new software.
Sub-Associations	In Progress	Tatum Greens and Tatum Village and Tuscana No change
Waivers	Continuing	
Wall Painting/Painting	In Progress	<b>Will be painting mailbox kiosks this fall. 1/3 of kiosks are painted each year.</b>
WAPA	In Progress	WAPA has not given any more directions. But they have tagged all the larger saguaros over 6 ft for removal. Road Runner Cactus will be purchasing 7 saguaros from under the power lines. We will then use that money to move 3 or 4 saguaros for Tatum Ranch to new locations. The remaining ones may not be healthy enough to survive a move. These would have to be cut down when the time requires it. The area from Cave Creek Rd to Lone Mtn Rd still needs tree trimming. Please review the areas so you see the visual change.

**NOTES**

*Tatum Ranch Community Association*  
**MANAGER'S REPORT July 18, 2018**

<u>Project</u>	<u>Status</u>	<u>Notes</u>