

**T.R.C.A.  
BOARD OF DIRECTORS MEETING**

**DECEMBER 15, 2004**

**MINUTES**

**5:30 – 6:00 pm**

**Board to meet with Architectural Committee Chairman to discuss Architectural Committee Appeals on tonight's Board Agenda**

- I. MEETING CALLED TO ORDER TO ELECT NEW OFFICERS AND DETERMINE SIGNERS ON BANK ACCOUNTS:** *Bev Montgomery called the meeting to order @ 6:05. Ms. Montgomery announced the election of the new officers and the position they would hold. President will be Jim Houlahan, Vice President will be Bev Montgomery, Treasurer will be Andrew Heckel, Secretary will be Alan Witzer and 2<sup>nd</sup> Vice President will be Rick Nowell. Gavel was handed over to new president, Jim Houlahan.*

**6:00 – 6:30 pm**

**Appeal Hearings**

**II. COMPLIANCE APPEALS:**

**6:00 pm: 31B/118, appealing fine assessed for improper home maintenance:** *Motion made to deny homeowner request for appeal and uphold the decision to impose the penalty of \$100 for failure to comply with the repair on his wall. Motion seconded and carried.*

**6:05 pm: 32B-85, appealing fine assessed for street parking:** *Motion made to deny the appeal. Motion seconded and carried.*

**6:10 pm: 15/7, appealing fine on commercial vehicle:** *Motion made to waive the monetary penalty. Motion seconded and carried. Rick Nowell abstained.*

**6:15 pm: 15/47, appealing fine for improper street parking:** *Motion made to accept the appeal on behalf of the homeowner to waive the fee for the one time commercial vehicle. Motion seconded and carried.*

**6:20 pm: 24B/110, appealing fine for back yard recreational equipment:** *Motion made to deny appeal of the Architectural Committee fine and uphold the Architectural Committee's decision. Motion seconded and carried.*

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**III. ARCHITECTURAL APPEALS**

**6:25 pm:** 7/91, appealing Architectural Committee's denial of front yard improvements: *Motion made to deny appeal in regards to the seating area and uphold Architectural Committee's decision. Motion seconded and carried.*

**6:30 pm:** 9A1-4, appealing Architectural Committee's denial of request for variance: *Motion made to deny the appeal. Motion failed. Motion made to table this appeal for more discussion and that only one person (a family member) represent the family. Motion seconded and carried.*

**THE BOARD ALLOWED A HOMEOWNER TO DISCUSS HIS DELINQUENT ACCOUNT. AFTER LISTENING TO REASONS THE BOARD STATED THEY WOULD DISCUSS IT FURTHER IN EXECUTIVE SESSION.**

**IV. ADJOURNMENT:** *Motion made to adjourn meeting at 7:20 pm. Motion seconded and carried.*

**6:30 – 7:00 pm  
Homeowner Question and Answer period**

**7:00 PM: GENERAL MEETING**

- I. CALL TO ORDER:** *Meeting called to order at 7:30 pm*
- II. VERIFICATION OF A QUORUM:** *Verification of a Quorum was met with the presence of Jim Houlahan, Bev Montgomery, Alan Witzer, Andrew Heckel and Rick Nowell.*
- III. APPROVAL and ACCEPTANCE OF THE NOVEMBER 17, 2004 BOARD MEETING MINUTES AND THE SPECIAL BOARD MEETING MINUTES OF NOVEMBER 22, 2004:** *Motion made to approve and accept the November 17<sup>th</sup> Board meeting minutes and the Special Board meeting minutes of November 22<sup>nd</sup>. Motion seconded and carried. Abstentions from Jim Houlahan, Alan Witzer and Rick Nowell.*
- IV. FINANCIAL REPORT, see Bd Pkt:** *For the period ending 11/30/04, Total Operating Cash was \$105,893.03, Total Liquid Reserves \$269,610.55, Hard Assets including accumulated appreciation \$1,538,989.43 leaving the Association with Total Assets for the period as of 11/30/04 \$1,914,493.01. Actual Total Income YTD from the community room rentals is \$5,833.50. Actual expenses related to the community room is \$6,956.73 leaving the Association with an operating deficit of \$1,123.23. Motion made to accept the Financial Report as presented. Motion seconded and carried*

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**V. COMMITTEE REPORTS**

- **ARCHITECTURAL COMMITTEE, see Bd Pkt for Fine assessed**
  - **Paint palette progress:** *Making progress. Board member, Alan Witzer, volunteered to work with Committee on paint colors.*

*Motion made to accept Carl Tate as an alternate on the Architectural Committee. Motion seconded and carried.*

- **CLEAN-UP COMMITTEE, see Bd Pkt for proposed dates for 2005**  
*First clean-up for 2005 will be January 15<sup>th</sup> @ 8:00 am. Community Manager to send letter to Walgreen's regarding trash on their property.*
- **SOCIAL COMMITTEE:** *Nothing @ this time*
- **EVENT COMMITTEE:** *No acts have signed up for the talent show. Homes for the Christmas contest will be judged starting Dec. 15<sup>th</sup>. Looking to partner with the golf club on an Easter event. New Chairperson needed for the Event Committee.*

**VI. COMMUNITY MANAGER'S REPORT, see Bd Pkt:** *City selected three Tatum Ranch residents to sit on the Sonoran Pkwy Committee, process should run 12-15 months with monthly meetings, working on tax-exempt status, looking for a compliance person, working with staff on a commercial welcome packet, Community Manager to pull building permit for storage room, no luck on selling soda machine, Desert Willow bulletin board has been removed. Community Manager fighting CVS Reader Board, initial CAI Certification complete, Tuscany Village looking into a bank with a drive-thru, no estimate on enclosing the loggia area, Trojan horse property purchased by Toll Brothers, Fry's store prelim's to Assoc. in January.*

**VII. NEW BUSINESS**

- **BOARD MEMBER SESSION WITH ASSOCIATION ATTORNEY**  
*Community Manager was directed to explore prices with the Attorney on a shorter session and concentrate on the basics.*

**CONFIDENTIALITY AGREEMENTS TO BE SIGNED AT THIS BOARD MEETING, see Bd Pkt:** *Motion made that people who have already signed a confidentiality agreement that they just receive a letter from the Community Manager re-stating the liability they would have. Motion seconded and carried.*

- **PROPOSED 2005 BD MEETING DATES, see Bd Pkt:** *Approved as stated.*

