

**TATUM FOOTHILLS HOMEOWNERS ASSOCIATION  
C/O ASSOCIATED ASSET MANAGEMENT  
7740 N. 16<sup>TH</sup> STREET, SUITE 300  
PHOENIX, ARIZONA 85020  
(602) 957-9191 / FAX (602) 957-8802**

**ANNUAL HOMEOWNER MEETING  
NOVEMBER 14, 2005  
7:00 P.M.  
La Madeleine French Bakery & Cafe**

**I. Call to Order**

President, Irvin Tischler called the meeting to order at 7:05 p.m. Also in attendance were Vice President, Cindy Schurgin, Treasurer, Howard Singer, Directors Bruce Weber, Julie Perman and Steve Berres. Ingrid Harazim, Secretary was unable to attend. Representing AAM was Community Manager, Mary Ernst. A quorum was met with a total of 34 homeowners present or represented by ballot.

Mr. Tischler introduced each member of the Board of Directors and thanked them for their contributions to the Community this past year.

**II. Approval of 2004 Annual Meeting Minutes**

Judy Berres made a motion to approve the minutes as stated. Bruce Weber seconded the motion. Motion unanimously carried.

**III. Financial Review**

Howard Singer discussed the October financials. He stated that total assets and liabilities for month ending October 31, 2005 is \$55,748.86. Mr. Singer discussed the 2006 budget and stated that assessments are increasing from \$700 per quarter to \$750.

**IV. Status of the Community**

Mr. Tischler stated that with the increase in assessments the reserve account continues to grow as it should per the reserve study. He thanked Bruce Weber for his dedication and hard work on the irrigation project and asked Bruce to give the homeowners an update on the project.

Bruce stated the irrigation system has been replaced and it will save a significant amount on repairs and water bills. He stated that a large number of plants and shrubs have been removed and approximately 1200 new shrubs and plants will be installed. He stated new lights have been installed at the entrance to the community as well as at the seating area. The final phase of the common area enhancement project will be granite replacement.

Bruce stated beginning in February the landscape company will cut all the Oleanders back to get rid of the old growth.

Bruce thanked Julie Perman, Cindy Schurgin, Ingrid Harazim and Raedene Keeton-Kalm for their participation on the common area enhancement.

**V. Discussion**

The following questions were asked by homeowners in attendance:

1. Pruning and replacement of trees in common areas: Bruce Weber stated the trees are in need of serious pruning. He stated it is a special line item on 2006 budget to have the trees done as well as to replace those lost due to storms.
2. Mail damage: The damage to the mailboxes over Halloween was not paint as first suspected but chalk that was easily washed off.
3. Is it the responsibility of the homeowner or the HOA to remove toilet paper from trees? The Board noted that it is the homeowner's responsibility and not the Associations.

4. A homeowner asked about a 3-year old riding a bicycle in the middle of the street at night and what the BOD could do if anything. Mr. Tischler suggested a paragraph be included in the next letter updating homeowners on the community. A homeowner also suggested the possibility of adding another speed bump.

**VI. Election of Board of Directors**

Mr. Tischler discussed the new legislation regarding annual meetings stating proxies were no longer allowed and balloting was now done by mail. He stated the Management Company has received 34 ballots out of a possible 49.

Per the result of the vote the following will serve on the Board of Directors for 2006:

Steve Berres	Cindy Schurgin
Raedene Keeton-Kalm	Howard Singer
Julie Perman	Bruce Weber
Mark H. Rein	

Cindy Schurgin stated this was Irvin Tischler's last meeting and thanked him for his service to the Community.

Mr. Tischler thanked the Board Members and for the opportunity to work for the Community

**VII. Adjournment**

As no further business to discuss, the meeting adjourned at 7:40 pm.

Respectfully Submitted,

Viola Lanam  
Recording Secretary