

Tomahawk Creek HOA Board Meeting May 15, 2008 (6:15 pm)

Participants: Judy Brewster, Gayle Voyles, Cynthia Selder, John Clock,
and Rochelle Mitz.

Handouts: DRAFT of previous month's minutes, Bill's Weekly Task Schedule, Delinquency Report, Warning Notices: Improper parked vehicles will be towed, improper parked vehicles will be towed, Record of Issues & Actions; and Status Report of Drainage Projects

President Brewster called the meeting to order at 6:18 pm.
A quorum was present at beginning of the meeting.

Issues Discussed:

1. Draft of Previous Month's Minutes – The final copy of the minutes was distributed to each participant to review; the document was approved and seconded by the board.
2. E-mailed approval: Seal coat asphalt repairs and having election at clubhouse, and landscape repairs were approved (except for the one by buildings 20 and 21, which will be done in the fall). *See Handout of Progress on the Drainage Issues*
3. President Brewster asked Cynthia if she would be notifying the homeowners of the work to be done by their front doors (by the four-way stop sign). Cynthia said that she would.

John Clock and the Financials:

Income – up \$9,953; year to date is \$269,047

Expenses – year to date \$208,398; \$60,734 less than what was anticipated, due to weather postponing some of the capital improvements (concrete and seal coating)

Year To Date Net Income is \$60,649; up about \$70,000

Total operating expenses are down \$51,825 (excluding project work) – still in a pretty good position now. Board members were reminded to call John if they have questions while reviewing financials.

Questions...

- regarding the fire sprinkler test/management – John will research to see how this one is off so much. John shared that we had to purchase new fire extinguishers for the clubhouse and maintenance shop.
- Licenses and permits – budgeted \$300 and actual \$356 – possibly price of pool permit was increased.

Delinquency Report –

Judy – Are these new liens? John said that they were not; it reflected the letters being sent after the board approved that action. John suggested we send a demand letter on Jennifer Clark, too. Board members agreed with John's suggestion.

Cynthia's Report:

Issues and Actions Report:

1. Pond Dredging – On hold
2. P.O. Boxes – Scheduled to be delivered tomorrow.

3. Large hole and dirt pile near 115th and TC Pkwy – put back to its original state
4. Red and Yellow Curb Painting – Placed on hold, while Bill completes lights on buildings and due to weather conditions. Several of last year's curb painting has peeled off
5. Foundation Issues – Mailed letter to homeowners on March 21st; received the report from John Van Deurzen on 4-17-08; sent to Grant – informed we need specifications. Cynthia sent an email to Van Deurzen; waiting for his response. Cynthia called his secretary to complain; now sending all correspondence to secretary and VanDeurzen.
6. Speed bumps – too much maintenance; comes off next meeting
7. Yellow Fire Lane Curbs – Towing Vehicles (See two salmon colored handouts) – Comes off next meeting -- Judy asked how we wanted to post these: Post Memo and warning notices will be placed in the mailroom.
8. New Program to Input minutes on TCC Website – Cynthia met with John Dula last Thursday; she showed him format of the Newsletter; he's working on that template and offered to meet with Daphne and Amy so they could post on the website. We'll be able to use tcchoa.com website soon.
9. Signs at the entrance – the one at 115th –Cynthia will move them around a little so they will look a little better.
10. Concrete replacement – added to report – in process of getting bids from three contractors. Ken and Cynthia walked the property and re-prioritized the property. Rochelle – this is for sidewalk, right? Cynthia, right and curbs.
11. Trash Enclosure – Cynthia is working with Paul Potter; hopefully finished by end of the week; she is also getting bids from him for a few small jobs across the property.
12. Landscape Beautification Projects – Gave approval from list on 4-17 and 5-7-08 on approved projects for 2008. Drain work behind 11616 completed. Starting on 11620 the week of 5-19.
13. Pool Start Up – Work being done this Saturday; goal is to have the pool ready by next weekend.
14. Irrigation System – Starting as of today; Epic has hired a new person to check and report on irrigation issues.
15. Center circle – irrigation repair – dug a big hole today and found out it runs under the asphalt over to other island; definite break in the line, and believe there is one under the asphalt. They're hoping they have an easy fix for it tomorrow. Probably won't cost more; another project was a little less than anticipated.
16. President Brewster asked John if he brought copies of his email to Debra Smith. John read his response to her: "Good morning, in response to your email of March 20th the board wanted me to advise you that the minutes of each board meeting are kept locked in the site manager's office. They are available for any home owner to see upon request. I hope this information helps."
17. Bill's Weekly Task Schedule – Cynthia explained his schedule and that sometimes he will be doing other things. Cynthia said he'll report to her when he has completed tasks building/building. Cynthia reported that she had quit taking work orders because he Bill is still working on exterior projects. Rochelle, how do homeowners respond? Cynthia, fine; they want him addressing exterior issues.
18. Keypad Code to pool gate and back entrance to the clubhouse will be changed to a new code number effective 5-16-08. Call Cynthia at 913-663-11-3 for the new key code number.
19. Rochelle – pest control; Do we know when they are coming again? Cynthia said that people can always call Cynthia when they need treatments, but the treatments are regularly done every three months.

20. Cynthia will send email tomorrow regarding tennis courts' lights' part that is out. She has the bids and will give us the prices tomorrow. She needs to make sure they are reported apples to apples. John suggested she call Rockhill, if not happy with the prices. The process requires the use of a bucket truck; won't know if ballast has to be replaced until they are up there. The board approved going forward with the lowest bid (EcoLighting). Cynthia shared that the crack at the tennis court will also be repaired.
21. Cynthia would like someone on the Pool Committee—Board members discussed asking Lori Hansen to serve on this committee since she spends time at the pool.
22. Darlene Tarrell and Judy Marcus – Board voted to approve both to serve on the Landscaping Committee.

Newsletter Ideas:

Gayle asked John and Cynthia what they think should be posted.

- Reminder that homeowners can't plant anything in the ground and to get approval before making any exterior changes to their building.
- No charcoal grills due to Leawood City Ordinance, and
- Pool Rules should be listed.
- Also, a reminder to keep patios clean this time of the year.
- Business Park – 117th and Roe – Reminder of Upcoming meetings' dates.

Business Park – 117th and Roe Update – President Brewster recommended that board members review Gayle's e-mail which contained a summary of the meeting.

When board can meet in June:

President Brewster explained that her survey of available dates for board members and Howard reflected availability on the following dates: June 3rd and 4th and the 9th and 11th.

Jim Bremich (homeowner) wanted to meet on the second week, so Judy thought one night during the first week and one during the second. The board approved the following dates for the meetings with homeowners/foundation issues, Howard Barewin, and Board Members: June 3rd (6:15); June 11th (6:15) President Brewster said she would inform Howard, Ken, and Jennifer of these dates.

May 20th – The board will meet to discuss our previous meeting with Howard at 6:15.

Water Bill Issue – Gayle found Declarations 10A dictates that the management company representative must schedule their time to inspect units during reasonable hours and reasonable notice to owner or occupant is given. The board approved having Cynthia schedule the times with unit homeowners who potentially have leaks affecting the increased water bill for that region.

The meeting was adjourned at 7:20 pm.

Sincerely,
Gayle Voyles,
TC HOA Secretary