

Tomahawk Creek HOA Board Meeting 1/22/05

Meeting agenda and minutes:

PRESENT: Steve McWilliams, Vasile Vezendan, Gayle Voyles, Kevin Lew-Hanson, and Simon Cawley.

Steve called the meeting to order at 3:00 PM.

The board members elected officers as follows:

President: Steven McWilliams

Treasurer: Gayle Voyles

Secretary: Vasile Vezendan

The Board discussed the fact that The Tiehen Group would not have the 2005-2006 budget set until March 1, 2005 and that the Board must educate the homeowners regarding the changes regarding the level of services that the HOA will be able to afford.

Understanding the need to handle homeowner concerns in a timely manner, the Board began discussing and designing a process for handling service requests, through Cynthia Seldar, the new TC Manager. This process will facilitate maintaining a database of all concerns submitted, with the date and time posted for each. The Board stressed the importance of both The Tiehen Group and TC Board members having one place to check on progress being made toward complaints.

The Board approved the following Chairs for Committees, and that each Chair will select his/her committee members:

Todd Miller – Architectural Committee

Tom Scanlon - Covenant Committee

Daphne Reitz - Social Committee

Initial discussion took place regarding the following issues:

1. Simon needing to provide monthly data regarding the number of units remaining unsold,
2. Importance of a walk-through with Glenn and the new maintenance guy, to be hired
3. Vasile asked Steve to request the third quarter statement from the Paul Corp.
4. On-going homeowner complaints (items still not repaired or replaced)
5. Liability regarding the Pool and the Property Manager not being onsite on Sundays
6. Compliance issues
7. Issues with the Sprinkler System
8. Status of Service Providers' Warranties and the Need for them to carry over to the HOA
9. Drainage Issues

10. Concrete and asphalt issues
11. Security Issues
12. Need for Files, from Pauls Corp., on homeowners

Actions taken prior to the election of the officers, in a previous meeting with Jim Tiehen, were limited to the unanimous consent of the board to authorize the Tiehen Group to open new bank accounts for the operation of the Tomahawk Creek property.

Meeting was adjourned at 12 PM.