

Tomahawk Creek Board Meeting

Monthly Meeting

Meeting Minutes

APPROVED

Meeting Date/Time	May 22, 2014 at 6:00 pm
Meeting Location	Tomahawk Creek Clubhouse
Board Member Attendees	Jennifer Breece, Jennifer Nearing, and Gayle Voyles
Tiehen Attendees and Special Speakers	Tim Relihan, Michelle Swartz, Bud Fleenor, Vice President of Bordner Installation Group Inc.

AGENDA TOPICS

- Presidents Report
 - Bud Fleenor, Bordner Representative
 - Approval of April 24, 2014 Meeting Minutes
- Treasurer's Report
 - Delinquency Report
- Manager's Report
 - Roof Update
 - Bid Discussion
 - Carport Update
 - Phone Log Maintenance
- Committee Reports
 - ARC
 - Landscaping
 - Social
 - Nominating
 - Covenants
- Old Business
 - Compactor Issues
 - Security Cameras
 - Fitness Room
 - Foundation/Boring Holes
- New Business
 - Pool – No Glass Allowed
 - Computer/Business Center
- Adjournment

E-mail Votes:

Discussion/Commands:

Presidents Report

I would like to introduce Bud Fleenor, Vice-President of Bordner Installation Group, Inc.

Update on where we are right now; we're off to a slow start. Some of that was unintentional because of things we didn't anticipate, some due to things we didn't do properly, and some of it was intentional; going slow to standardize the process so we will do it the best job we can and doing it the same each time. Each project and neighborhood is unique. We're finding our way around and trying not to cause homeowners' problems as we put a nice roof on at the same time.

In the future you will see more manpower and machinery out here. We're going to try to keep this stuff tucked away in places so that it will be least disruptive, as possible. We want to know if we are causing problems; nails in the street, blocking people in their parking spots, debris blowing. All of these can be prevented if we are aware of these problems – we'll then address the issues properly.

We're on building 23 now; we started building 24 yesterday. We chose to do those two buildings together so that our job site supervisor can keep a close eye on both crews. We started the one, and then waited a couple of weeks to start the other one, so each crew had close supervision with Pat, the supervisor, in the beginning. Once they get the process down they will be able to go to any building without having to worry about Pat directly supervising each step. We feel we're getting on track and welcome any comments or concerns that you must have.

Homeowner: Did you guys consider whether our roads will be able to handle all of the extra traffic and weight?

Mr. Fleenor: From our part, we're trying to do everything we can to minimize the damage to any of the roadways. We're also looking out after the concrete; you may notice that as we drive over curbs that we're placing metal plates so the pressure isn't on the concrete itself and are trying to use lighter loads on the vehicles within reason so as we drive in and out on the asphalt we're not causing problems on that either.

Homeowner: What was the outcome on the fake chimneys?

Tim: They are coming down.

Mr. Fleenor: One of the victories of the Tiehen Group is that they do a wonderful job representing your community and watching over us. You have all made a wise decision by picking the Tiehen Group to manage your property and by selecting Jim

Williams, of Roofing Solutions, to design and manage your roofing project so that your new roof will last many more years than the previous roof. We haven't shown it yet, but we think you have selected the correct roofing contractor, too. We will prove that to you.

President Voyles: Does anyone else have a question or concern? (There were none). Thank you very much; we appreciate your update.

Motions:

At this time, we need to approve the **April 24, 2014 meeting minutes**; do we have a motion?

Jennifer Breece: There is one correction that needs to be made to the meeting minutes, in the e-mail votes section. So, I make a motion to approve the April 24th meeting minutes with the amended e-mail vote section.

Jennifer Nearing: I second that motion.

Gayle Voyles: Ok, did you want me to vote today since Karie is not here? (Board members said, yes.) All those in favor? Aye, Aye; ok the minutes have unanimously been approved.

Discussion/Comments:
Treasurer's Report

Tim Rellihan

- Again, the treasurer's report is based on variances; we're looking pretty good. As a general summary, through April we have \$48,900 in the operating account; \$527,233 in the reserve account; total operating revenue to \$576,120. The variances are due to paying for things outside of what was already budgeted; additional legal fees that will not be as much as we thought they would be. Paving and concrete – once we get the roofing done we will evaluate how much we'll need to spend.
- Delinquency Report – We're holding steady with about \$15,000 through the month of April that are past due; \$13,000 of that is still contributed to those we have forced liens on, so when they sell their property or move they will write us a check this month. About 80% is based on 5 or 6 residents.
- Jennifer Breece: Have we seen the bill yet for the attorney we hired to represent us with the city?
- Tim: Yes, it's \$1,500; we were thinking maybe about \$3,000.
- Homeowner: What was the attorney for?
- Jennifer Breece: We hired an attorney to represent us at the City Council Meeting – John Peterson with Posinelli – he presented our case foreword and got everything we wanted approved.

- Gayle Voyles: Had we not been successful, we would have had more expenses because we would have had to do all of the carport roofs, and maybe not be able to take down the chimneys.
- Jennifer Breece: He probably saved us in the range of \$300,000. The \$1,500 was a good investment. He did a good job of making sure the City Council understood that we were homeowners and not renters. I don't know if all of them previously understood that.
What was accomplished at the City Hall has never been done; the City Council has never gone against their staffers. They went against their staffers on everything; so no faux chimneys, painting color approved, approval to get all of the painting and siding completed in 4 years as opposed to 3 years as the staffers wished, no cupola being put back on, no roofing placed back over the compactor. They wanted every building done at one time (siding and roof). Even the City Council said in their minutes that they had never gone against their staffers suggestions before.
- Rochelle Mitz: When I was President – we had a situation with the land over here; we had the opportunity to work with John Posinelli – he knows his stuff.
- Tim – The board recognized that the board's regular attorney doesn't specialize in HOA business with the City, as John Posinelli does.

Michelle Swartz – Property Manager's Maintenance Log Report

- **Roof Update –**
- Tim: If you have any questions
 - Are they just going really slow as they are getting started?
 - Tim – Basically, they were cautious in the beginning because if you are thirty days behind – if they are doing it properly in the end the outcome needs to be a correctly installed roof. The weather also created challenges – too windy for workers to be on the roof.
 - Gayle – They also noted that the rooflines had sags; they were problem-solving how to develop a system that would allow them to correct that issue. They will be able to replicate more quickly as they continue working on each building.
 - Is there a performance bond?
 - Tim: There is not, it was never brought up. Bordners is bonded.
 - Homeowner: 8 – 5 hours – in the heat of the summer it will be very hot on the roof. Justice Center started at 6 in the morning so they weren't on the roof during the hottest part of the day. I didn't know if there was wiggle room, or not.
 - Tim: We'll make that call as the need arises, but the idea was not to have pounding going on for homeowners too early and to follow our governing documents.
 - Gayle: Tim, has anyone from the building where the roofing work was being done had suffered any interior damages?

- Michelle: No one has called to complain of any damages. Mark G. in building 23 said everything was fine. There was a call about a ceiling stain in 23C that is being evaluated. We're not sure if it is related to roof work; he had reported a ceiling stain, prior.
- Homeowners are still advised to take pictures off the wall, etc. If you see nails in the driveways or roads please report it to Michelle so she can speak with the contractors.

Bid Discussion

- Two things to approve
 - Door letter tiles (a few homeowners do not currently have tiles with their unit's letter) Michelle talked with Fast Signs – get two sets of letters (A-L) \$150 and then buy \$100 worth of tile. Homeowners could buy them from the Association.
 - Gayle – Are you saying you can make them look consistent with the current tiles?
 - Tim – Yes.
 - So, will we be notifying those homeowners once we get the tiles in that they need to purchase and replace the tiles?
 - Michelle: There are about 5 or 6 people who do not have the tiles, at this time.
 - Tim – So, do we have the board's approval to purchase the necessary materials?
 - Jennifer Breece: I would prefer, that instead we give the residents the tile make and number and where they can get them. We have other costs (not included in the budget) coming up in the next few months. The residents can go buy their lettering from Fast Signs and get the tile, just as well as we can. I think until we know those expenses we need to hold off.
 - Homeowner: Didn't you say it is only like \$250 and residents would pay the association back?
 - Tim: Right.
 - Jennifer Breece: We have a foundation issue that we are looking into right now that we don't know the associated costs.
 - Gayle: Also, with our loan we are required to keep a certain amount in our account. In the past, if boards went over they could shift capital improvement expenses to reserves, but we couldn't probably do that with tiles. So, the board is trying to be very responsible and saying at this point we are getting information about big expenses that may be hitting us in the near future.
 - Homeowner: That isn't a big expense.
 - Gayle: That isn't, but we might have others that are.
 - Tim: There are other community issues that the board is aware of that you are not.

- **Compactor Door**
 - Tim: Many of you probably have noticed the door hanging – bad weld with the door. We have a bid (Dan’s Mobile Welding) for \$550 to reattach the doors to the compactor. What warranty? Usually 90 days. Dan also did the gate at the pool.
 - Jennifer Breece: I would like to make a motion to approve the welding of the compactor hinge at \$550 with Dan’s Mobile Welding; seconded by Jennifer Nearing. All those in favor? The motion was unanimously approved.

- **Security Cameras**
 - At last month’s meeting we had two bids for security cameras (\$2,801) and then we sent the board another bid for three security cameras (\$3,188) which was less from a company called Tom O’Connor. Board members shared that they felt this expense should be placed on hold until further information comes in related to foundation issues and their costs.
 - Gayle: The reason we do want to be able to get security cameras is because we’re having trouble with people being destructive; computers and a printer have been ruined in the business center. So, that is why we are asking for the bid on another security camera; while we are trying to maintain our business center we need to be able to protect our investment. In the last few years we’ve replaced equipment, as needed, and they just get torn up. We want to maintain our amenities, but need to have a way to protect our investments.
 - Tim: Two propellers are broken on our fountains; we need a way to keep them going so they help keep the algae growth down. Aerator – total \$1,005.92 to get them fixed. If we look at replacing – one full fountain unit is about \$10,000, but if we fix current motors we can drop that to about \$5,000 per fountain, or \$10,000 for both.
 - Jennifer Breece: Ecological standpoint – is there anything else we can do? Until we dredge the pond the fountains will continue breaking?
 - Michelle: Multiple approaches have been tried, but none of them seem very effective. Michelle feels the aerators like across the street at the park are a suggestion. The contained aerator (like across the street) is \$10,000 for one, but you wouldn’t have the pretty fountain – only the effective function.
 - Jennifer Breece: I put a motion forward to go ahead and fix the fountains at \$1,005.92, but if they break again, no.
 - Jennifer Nearing: I second; all those in favor? The motion was unanimously approved.

- **Fixing the tennis courts** – is it on the radar to be repaired this year?
 - Gayle – No, not for this year. Everything is on our radar, but we’re planning a time to sit down with the Tiehen Group to prioritize the

capital improvement projects over several years. Our pool also needs about \$40,000 of repairs before next summer. We'd love to have all of our amenities in the condition they were in when we bought here.

- **Treadmill - \$5,000 to replace the broken one**
 - Tim – We checked, at the board's request, on the existing warranty...
 - Lifetime on frame, 10 years on parts and wear, and 1 year on labor.
 - Jennifer Breece: Parts and wear includes belts? YES
 - Commercial Grade TRM 932i
 -
- **Summary of 2 concrete bids**
 - Michelle and Bill prioritized by trip hazards, etc.
 - Concrete 1 - \$27,000 for sidewalk only (buildings 1, 2, 3,5,10, 12, 16, 18, 20, 22, 27, 30) the worst of the worst.
 - Concrete 11 - \$44,000 for sidewalks plus (curbs (above) and 4 storm inlets, plus sidewalks at the Clubhouse
 - Where would the money come from?
 - Very good question...We would need to come up with \$19,000 additional dollars, on top of what we had budgeted (maybe from reserves) – it must be done due to trip hazards.
 - Michelle explained that we priced these at the city's specifications, which are better than what had previously been used. Using these specifications our concrete should last 30 years.
 - Jennifer – We would like Tiehen to explain how we will work with our current expenses and budget in order to be able to get these fixed.
 - Gayle – I like Jennifer's suggestion – items we're putting on hold – we need the Tiehen Group to help us see how we will be able to work our budget to take care of these issues.
 - Pool – Working with contractors to see our options before next summer.
 - Anything else on the bids?
 - Tim: That is all we have?
 - Jennifer Breece: Boxwoods – Where are we?
 - Tim asked them to take the dead ones out. Sometime this fall we will replace at \$40/boxwood. Epic will take them out for free.
 - Tim – The last five years two or three applications on sidewalks; last year 10 applications due to severe winter. Salt in the soil and then to the boxwoods.
 - Homeowners shared concern of how we will make sure we don't have the same problem next year and in following years. Time feels they've negotiated the best deal possible. Michelle shared that some of the

damaged ones are improving, but some are dead. The board asked for a count, for the next meeting, of those needing to be replaced.

- Jennifer Breece asked Michelle and Tim to be sure the new ones for building 18, which are to be free, are not included in the boxwood bill.

- **Carport Update –**

- Tim: It is up, as you can see. It is shorter; they will be putting on the roof and sides. They have ordered the siding; should be starting by Tuesday. Siding will be the new hardie board. Insurance is paying for all of this.

- **Phone Log Maintenance**

- Michelle – We're still having issues with dog waste and with the trash compactor. We send out reminders, as issues are reported to us. A few places sell and I make sure new homeowners have all governing documents. Most of the issues are the normal ones we deal with; communication pieces, roofing questions, etc.
- Gayle – Question – Radon entry? Was someone asking as they were getting an inspection before selling? Michelle – said, yes. Gayle and Rochelle discussed that in the past a few units/buildings had been inspected for radon, but not for the entire complex. Michelle told homeowners who inquired that she did not have an answer. My memory is that because radon comes from the ground, if there was a building radon issue claim the HOA paid for that inspection. Linda South, previous HOA President, confirmed that the whole complex had not been inspected for Radon; just a few isolated buildings.
- Michelle shared that there have been some dryer vent issues reported, too.

- **Suggestion for Next Newsletter**

- Gayle asked Michelle to add this issue in the next newsletter – homeowners may want to get their dryer vents inspected because several homeowners have found theirs to be clogged which creates a fire hazard.

- **Homeowner: Regarding our ongoing dog issue** – There was recently an article in the KC Star about a company in the area, that for a large KC apartment complex, did DNA screening of all neighborhood dogs at \$35/dog and they have severe penalties of waste not being picked up.

- Gayle: So, homeowners pay to have their dogs screened; what is the cost of monitoring the stool samples? I would imagine there would be people who would not pay to have the screening done and they would be the ones who are causing the problem. It is something for the board to consider; we appreciate the thought – we have to be creative problem solvers.

- Jennifer Nearing – Take a picture of the dog with his/her owner and have it on file in the office – when homeowners see someone not picking up after their dog take a picture and email it to Michelle.
- In Newsletter – The board is considering the DNA screening, maybe that would cause others to think twice.

Committee Reports

- **ASC Report** was given by Rochelle Mitz.
 - I would like to thank Michelle for everything she does to help this committee. Mark is going to be doing more to help with this work. Mark and I went around yesterday, we're finding a problem that I hadn't noticed before – garage doors. I received the first application for a garage door since I've been doing this. I spoke with Jori yesterday; on our specifications sheet we will add specifications for garage doors. When Mark gets back next week we will work on this. There are several (about 8) across our property that don't match our original garage doors. We will have to grandfather in those that have already been replaced. Problem with the garage doors – you can't find the original style – our original doors are no longer made. That company sold out to another company and don't carry our door.
 - Also, suggesting to homeowners who want to replace windows, etc. that they might consider waiting until roofs are replaced so they don't worry about damage to new windows during the project.
 - Staining of deck request – but we informed them they are not allowed to do that because of the wording of our governing documents. Rochelle needs to let the homeowner know that if they have a complaint they can talk with the Covenants Committee.
 - Jennifer Nearing has been nice enough – we're finally going to go look at light fixtures for the porches. Mark brought up a point, cheaper is not always best. The three of us will work on identifying lights to recommend to the board.
 - Gayle's question about the deck and patio areas – homeowners aren't allowed to do work in that area – we have to have licensed and insured professionals do installations; Bill had indicated some of our current lights probably have some electrical issues. Question: Is it a fire hazard to have homeowners attempting to exchange the light fixture. Our property is aging; I am concerned about homeowners getting shocked or causing a fire.
- **Landscaping Committee** – Mr. Sinclair gave the report.
 - Is the water turned on – sprinkler system? I haven't seen evidence of it.
 - Michelle – Yes.
 - We've already addressed the boxwoods and fountains.

- **Social Committee** – Michelle gave the report; Daphne had called Michelle.
 - Our annual Pool Party will be held Friday, May 30th (5-7 PM); Bring your own Beverage (no glass containers)
 - (Time Warner will provide pizza for 30)
 - We used to have a trashcan by our tennis and basketball court; it isn't there this year and I'm noticing more water bottles and snack trash around that area.
 - Michelle explained that the container was being used for other items, too and attracting the coyote in that area.
 - Board recommended a sign to remind people to not leave any trash.

- **Revision of Rules and Regulations** – Rochelle said she had met with Michelle to make suggested revisions. They have to be approved by the Board and then Michelle will send out a notice saying people can pick up the revised rules and regulations. Anytime you think there need to be changes.

- **Linda South** – Architectural Standards and Fines – all rules and regulations
 - **No items can be attached to sides of the building** – some years ago bike racks were approved. Gayle said her memory was that because our governing documents specifically said they can't hang anything to the wall, that free standing bike racks were allowed. I saw in the maintenance report that you had worked on that – I never got a copy of those.
 - **Jennifer Breece** – Linda, aside from mailing out to all homeowners how can we send them? Linda South – permission to receive notice via email they can be emailed, but off site people must have mailed copies. Notices posted for homeowners without email to stop by the office to pick up their copy. For the annual meeting, can we do the same thing? Linda South – yes, according to the Kansas HOA Bill of Rights. Our governing documents do not allow for email, but because KS Bill of Rights permits it we can. Fines have to be sent by mail.
 - **Gayle asked if other board members had time to review the recommended changes** – the board had not; they said they would review, discuss, and get back to Rochelle and Michelle afterwards. Jennifer Breece said that she thinks all should be all done at once.
 - **Linda South** – Is the board soliciting changes to the Rules and Regulations? No, not as of yet. If you have a meeting to discuss changes to the Rules and Regulations I think it has to be posted ahead of time for all homeowners to have notice. It should be an open meeting. Linda shared she would be interested in participating.

Nominating Committee Report – Darline Terrell gave the committee report.

- On May 5th our committee met with the board at their request. Linda South attended, representing the Covenants Committee. She was there along with these three board members and Rose and I. There are three openings due to the recent vacancy that occurred when Duffy Tate resigned from the board. At the time of the meeting, the board had not filled that vacancy. So, those present expressed the wish to have at least 5 or 6 candidates identified; they also suggested several “meet and greet” activities as possible before the annual meeting. The Bylaws require that the candidates be announced 21 days in advance of the annual meeting (October 23rd) the annual meeting is scheduled for November 13, 2014. At the close of the meeting Linda South announced that she had prepared a page outlining the election process and that she would email it to the nominating committee members; which she did. Homeowners interested in running for a board of director’s position may contact Michelle, in the clubhouse, for an application.
- Gayle added, that regarding the 21 days prior notice applied to if they were going to be on the ballot; however, anyone can decide to run on the night of the open meeting.
 - Darline – we must have three candidates – I am wondering if you couldn’t find Duffy’s replacement filled sooner. Gayle responded that the board had been trying and will continue. What if we can’t get anybody? Linda South said she had faith in the committee and Gayle added that the association had never been unable to find enough candidates to fill the positions. Gayle thanked Darline for her report. Darline said they would try, but three is a bunch.
 - Linda South said possibly there were individuals present that would like to put their names on the list.
 - Jennifer Breece - Meeting Minutes of April 30th, provided to the Board, says you will meet after late summer. Darline – well, that is what we thought at that point in time. Jennifer Breece – Well, you just said that you thought it would be difficult. Why would we meet?
 - Linda South – I think that is the point of the committee being announced at the annual meeting so you would be soliciting candidates all year; you don’t have to wait. Your work should begin all throughout the year.
 - Gayle – Maybe the pool party would be a good time to approach people.

Covenants Committee - Linda South gave the report.

- **Our committee met and submitted our report to the board discussing proxies.** In our **By Laws, Article II: Section 8**, it states that any member entitled to vote may do so by written proxy. To be valid, a proxy must be dated and may only be revoked by notice filed with the secretary prior to the opening of the annual meeting. Presence at the meeting would invalidate the proxy, in layman’s terms this means that you sign a proxy that has to be signed by you with your unit number and you have to designate the

homeowner who will vote for you. It is date, signed, all filled out; returned to office or to the person you will allow to vote for you. They have to present it before the opening of the meeting. If the meeting is scheduled to start at 7:00 pm and the meeting doesn't actually begin until 7:30 any of the time prior to the opening of the meeting – a proxy can be delivered. If you show up in person, after you signed a proxy, we will be happy to have you here. Your proxy will be invalid. If you do not designate a person to vote for you then that proxy is invalid. Each unit is entitled to a vote, as set out in the declaration. That is a weighted vote, and can be cast by the owner, an owner's spouse, or lawful as provided below. In case of an owner which is a partnership or corporation, the owner shall recognize, by written notice, to the association secretary, the name and address of the individual who shall exercise the membership roles. When more than one person owns a unit, the vote for such unit shall be exercise for such persons determined between or among themselves. But in no event shall more than one vote be cast per unit. If the owner's spouse, or only one co-owner attempts to vote per unit it shall be assumed that such Owner's spouse or co-owner is authorized on behalf of the Owner or all co-owners to cast the vote for the Unit. In the event of disagreement among co-owners and an attempt by two (2) or more of them to cast such vote, such Persons shall not be recognized and such vote shall not be counted.

A quorum is 1/3 of total eligible association vote in person or by proxy. The Kansas Bill of Rights allows for absentee ballots if our governing documents so permit. Ours do not. So, ours only allow you to vote in person or by proxy. So, there is no absentee ballot, you can't come in and fill a ballot out ahead of time, you can only be here at the annual meeting or designate someone to vote for you.

An eligible unit means those units that are not encumbered by a lien, or in default on assessments. Pursuant to the Kansas Bill of Rights Action, Section 8, 6B, and contrary to our by-laws, delinquent owners have the right to vote except in issues of assessments and fees. This means that they could not be eligible to be nominated for a board position, but they could vote for positions on the board of directors.

We have some discussion about how to treat the eligible units because we have some in arrears. We have 356 units; if 56 of those were in arrears then only 300 would be eligible and your quorum would be based on the eligible number of units. But, because the Kansas Bill of Rights says we can't prevent a delinquent owner from voting for a board member that is why this board will make the decision in November of how to treat the delinquent members.

Homeowner:
What is considered delinquent?

Linda South: Being late on dues, or fined and haven't paid it yet. If more than 30 days delinquent you can't run for a board position.

Gayle: Thank you; very helpful and timely.

Darline: There was some confusion last year because the mailing included a ballot. So, people who couldn't be here to vote assigned a proxy and filled out a ballot. The person they gave the proxy to didn't vote the same way they filled out their ballot. We went with the proxy, but we wondered why?

Gayle: That was a mistake; we can't have absentee ballots. Thank you to all chairs and members of our committees.

Old Business – Is there anything else, since we've talked about every item listed on the agenda.

Homeowner: What is the issue with the foundation?

Tim: It is a continual engineering issue. 11L, 5L, 4, and 8 – we're trying to identify the best way to address the issues and to determine how many borings are necessary to determine the best method of dealing with it. We are waiting for a report. When will we know the related expenses? Hopefully, soon.

Children – We have children moving rocks from drainage areas to sidewalks and in the grass and hanging from the tree limbs. They run between cars in the carports and worry homeowners for their safety. The problem is that what the children are doing are not directly addressed in the rules and regulations. It is hard for Michelle to address the issue when there isn't a rule that they are in violation of. Several issues are because children are not being supervised.

Gayle asked Rochelle and Michelle if any of the suggested revision dealt with any of the child-related issues we've been having.

Michelle – Raise the specific fine-- \$100 increase (?) and owners are responsible for providing renters all of the rules and regulations, and providing the office with the copy of the lease. Fine for not filing a copy of the lease. Increased fines for dog issues.

Gayle – If making those kinds of changes the committee needs to have an open meeting and post ahead of time, right, Linda? Linda, confirmed. It sounds like we're in the beginning stages and we will be able to post and have that necessary open meeting. Right now, we're gathering information.

Newsletter – Reminder that no smoking in the pool area and not to hang towels (or clothing) on deck railings or bushes by patios.

New Business – Any comments, questions, or concerns?

Linda South – Trashcans near the tennis court—if we placed it inside the tennis courts would it help? Tim, we could look at putting trashcans on posts so the coyote couldn't reach it. Gayle, I have seen more and more trash by the tennis and basketball courts.

Any other questions?

Jennifer Breece – Thank you to The Tiehen Group for all of their extra work. This has been a very busy time (last couple of months) with our roofing project that has required each of their team to put in extra hours; they have done a wonderful job communicating with the board, and on-site contractors. Tim did extra work to get our FHA approval, too.

Gayle – We hope each of you will help us celebrate with the cake Jennifer Breece picked up in recognition of their dedicated to our community.

The meeting adjourned at 7:50 PM.