

**TC HOA Board
June 3, 2008**

Participants: Jennifer Nearing, Rochelle Mitz, and Gayle Voyles

Issues Discussed:

Patty Fogerty's request for board to consider purchasing the coffee table for \$300.

Decision: There are too many big dollar issues that the board must address, so at this time it would be unwise to invest in a coffee table. Gayle will let Cynthia know of the board's decision.

Revised Foundation Issues Report

President Mitz explained that when she stopped by the office to sign the board letters that Cynthia questioned why the board was only sending the letter to homeowners of Building 18. During their discussion Cynthia realized that Judy Brewster, prior to resigning, had asked Cynthia to share a revised foundation issues report with the other board members.

President Mitz then explained that she had compared our previous foundation issues table with the new revised table and determined that 11618L Old List is no longer on revised list. Gayle then noticed that there were three more J/K units on the revised list. As the board members continued to study the revised chart and discuss whether it was necessary, at this time, to also notify the C & L unit homeowners at this time they decided it was not. The chart indicated that the management company was still researching the problem and didn't have the process of obtaining bids complete.

The board's suggestion for Cynthia is that as homeowners call or stop by to question what the board is doing about their situation she can give them an update on the process and where the management company currently is in the process.

Gayle then suggested that Cynthia encourage C and L homeowners (of the list) to attend the June 19th meeting, as we will be giving an update on these issues. The board will expect an update on the management company's progress at their business meeting June 19th before the open meeting.

Jennifer: I'm still confused as to why the original chart's 5 L and 1 C units which are labeled structural are the home owners association financial responsibility to repair.

President Mitz and Gayle referred to the governing documents and read Declarations pg. 2 (g) Common Areas and Facilities (ii) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, and **entrances and exits of the Buildings** and (h) Common Expenses: all sums lawfully assessed against the unit owners by the Association (to include common areas and facilities). Next, they reviewed pg. 6 of Declarations 5. IV Any doorstep or stoop providing access to a Unit or to a deck, patio, or balcony is assigned as a Limited

Common Area and Facility of the Unit to which access is provided or of the Unit served by the deck, patio, or balcony; and the board reviewed Declarations pg. 9 Allocation of Liability for Association Expenses. Since the entrances to the C and L units include work needing to be done to the sidewalk (which is a common area) it had been decided that these issues would be covered by the HOA.

Decision: Go ahead and mail the letter to building 18 and wait to notify C & L units until the board has more information; board unanimously approved mailing the letter to Building 18.

Agenda Item for June 19 Quarterly HOA Meeting –John Clock will discuss the C, L, and J issues on June 19th.

Complaint Against Homeowner’s Behavior (during the night)

Gayle shared concern over emails she had received from Lori Hanson (homeowner) and Darline (homeowner) regarding Amy Styles’ drunk and loud threatening behavior on Saturday evening, May 31st. Gayle then said she would forward the emails to each of the other board members. After board members discussed the seriousness and of the offense and the fact that it wasn’t the first time Amy’s neighbors had been awakened by her screaming at them (up to Lori’s window and pounding on the door), they unanimously decided to have Cynthia fine Amy Styles.

Jennifer’s building – A renter has parties where guests walk onto the sidewalk carrying open beer. Gayle advised her to call the Police and to inform Cynthia. Cynthia will then send the warning to the individual who rents the unit and to the unit’s homeowner.

The board discussed *the possibility* of designing a document, **Highlights of Our Governing Documents (in user friendly language) and the Rationale Behind them.** Management Company and Howard would be involved in helping design the document and in hosting a meeting to introduce them.

Good News: Judy Gifford (Bldg.25D) 913-345-9239 recently held a Get Together for homeowners of her building and another nearby building. Gayle suggested that the board add Judy to the June 19th Agenda, so she could explain what she did, why, and how it has benefited their sense of community and quality of life. The board then decided to have Gayle ask Judy if she would consider helping Anita with the Social Committee functions. Gayle said she would call her the next day.

The meeting was adjourned at 7:00 PM.