

**TC Board Meeting**  
**January 3, 2008**  
**6:30 PM**

**Participants:** Ken Patrick, Judy Brewster, Jennifer Nearing, Rochelle Mitz, and Gayle Voyles.

**Issues Discussed:**

Dec. 20<sup>th</sup> Election and Propositions' Vote:

1-By-Laws and Declarations: Not sufficient number of votes to pass the amendments (two documents and first four propositions/amendments)

2- We had a quorum, but not the required 67%.

3- Storm door proposition did pass with 84 voting YES and 22 voting no.

Gayle will send an e-mail to Cynthia to post the outcome of the Dec. 20<sup>th</sup> Election and Vote for Propositions/Amendments. She will also send Cynthia a DRAFT copy of the 2007 Annual Meeting Minutes that have been reviewed and approved by board members, but not yet approved by the community.

Suggestion for future votes: Have ballots issued to each unit; people sign in and are given their ballot. People owing money to the association would not be given a ballot.

Jim Staseluk – Judy thinks that we should let him know that the DRAFT copy of the minutes will be coming out, but nothing was finalized on the pond dredging issue. The board unanimously approved Cynthia sending Jim the portion of the DRAFT minutes regarding the discussion on the pond dredging issue.

Post Future Board Meetings' Agendas on the Enclosed HOA Bulletin Board. The board unanimously approved to post *all* board and committee meeting agendas on the enclosed HOA Bulletin *Board two days before each meeting*.

Post signs at entrances for all TC Board Meetings and Quarterly HOA Meetings. The board unanimously approved on this policy.

Website Issue – Ken will work with Cynthia to get minutes posted on the website.

Tiehen Group – Emergency number needs to be handled in a timely manner.

Next Board Meeting Date: January 17th (6:30 – 8:00 PM); monthly meetings will meet each third Thursday of the month, and homeowners meetings will be held quarterly.

New Board Member's Contact Information was Shared: Rochelle Mitz  
[r\\_mitz@hotmail.com](mailto:r_mitz@hotmail.com) 913-491-0684

## 2008 Officers

Board members discussed the roles of the various offices before deciding on this year's slate of officers:

|                                   |          |
|-----------------------------------|----------|
| President – Judy Brewster         | Approved |
| Vice President – Jennifer Nearing | Approved |
| Secretary – Gayle Voyles          | Approved |
| Treasurer- Ken Patrick            | Approved |

Judy Brewster reminded everyone that the governing documents specify that *If* the majority of board members have an issue with an officer, collectively the board has the right to remove an officer and at that time he/she would become just a board member.

Building 18 – Possible foundation issue – What if the engineer decides the problem is a foundational issue? The board decided to discuss the issue *after* receiving the engineer's report. In the future, a board member should be present when the engineer or specialist inspects a property. Judy Brewster will check with Cynthia to see if the engineer has inspected unit 18J and if so, what was his diagnosis of the problem.

President Brewster asked each board member to review Article 6 – Maintenance Responsibilities thoroughly before the next meeting

Package Drop Spot for the mailroom—Hallbrook has one --a homeowner called Gayle and complained about not being able to get their package until after the holiday. The board wants Cynthia to check into the expense of getting one and to share her findings at the January 17<sup>th</sup> meeting.

Volunteering Issue – A suggestion was made that the HOA needs a form that volunteers fill out so later they don't come back and ask to get paid. The Board unanimously approved the idea and for Jennifer to develop the volunteer form.

Ongoing Issue --How to get more people more involved? Each board member will spend time thinking about this problem.

While reviewing the 2007 Annual Meeting Minutes Judy Brewster noticed that Mike, from Epic, said that he needed to know what type of plants we would want for the front entrance as soon as possible. The board decided that Jennifer would check with Cynthia to see if she has already been talking with Epic about this issue. Cynthia will also be asked to contact Landon to schedule a meeting with board members on January 17<sup>th</sup> (6:30 pm) to share what the community's options are.

Trash Compactor Issue – The board discussed this ongoing problem and decided to have Bill check the compactor an hour before the end of each Friday, and to be sure to run the compactor before leaving the complex.

**January 17<sup>th</sup> HOA Board Agenda**

Epic – Landscaping Issues

John Clock – Update on the Pond Dredging Issue

Tiehen Group Contract and Evaluation

John Clock - Financials

Cynthia's Report – Post Office Box and Compactor Issue

Board members were asked to review Robert's Rules of Order before the next meeting.

The meeting was adjourned at 8:14 pm.

Respectfully submitted,

Gayle Voyles,

TC HOA Secretary