

**TC HOA Board Meeting  
April 09, 2009**

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

Judy Brewster Facilitated a discussion on the following issues:

6:15 Board Meeting of Directors April 17, 2008  
Change on the HOA Newsletter's Calendar

**Jim Stassliak's Issue** regarding whether we ever received any payment from Wilson issue from last month's meeting. John Clock's emails were gathered and shared with board members; John Clock or Cynthia will forward the e-mail to Jim S. – the board's answer to his question about whether any money was deserved. There was not. The board members voted and approved for John/Cynthia to share the e-mail.

**Landscaping beautification bid and irrigation spring system repairs, and circle irrigation repairs bid** will be presented at next week's meeting. One concern Judy had, using budget for beautification should come after the irrigation repairs' and circle bid. Make sure we spend money on beautification and Landon and Cynthia had identified appropriate priorities for problem areas to be addressed. Coming in from 115<sup>th</sup> across from the trash (a little farther) there are two brown areas. Build up a retaining wall to stop the erosion and keep the sprinkler's water where it can help. Three puddles possibly using a French drain (along TC Pkwy) to address this area; up to \$30,000 and then we'd have to stop.

**Parking Regulations: Rules and Regulations XIII. Parking/Vehicles (A)** does specify what was questioned regarding whether a homeowner could request a car to be towed. Could put "No Parking". Red by the fire hydrants, yellow "No Parking" by car port curbs. Print up parking rules (on red paper) that could be put on cars illegally parked for a month's time. To be discussed at next week's board meeting with John and Cynthia.

**Issued discussed:** Ron Falcon has backed out into someone illegally parked; police cannot come onto the property to issue a ticket.

Parking/Vehicles A would be a perfect post. Curbs by carports are ok for stenciling, "No Parking".

After further discussion, of a homeowner's **request to send a mailing before each HOA Meeting** with information The board decided that the expense was not feasible and homeowners are notified via posting of meeting agendas, the sign out front of meeting dates, newsletter, and eventually the website. The request was not cost efficient. While discussing this issue the board decided they needed clarification regarding whether Jim's request was for each quarterly meeting or just the next HOA Meeting.

**Debra Smith's Letter** – We haven't heard anything from Howard, so John Clock should go ahead and inform her that the board is waiting for a response from our HOA attorney.

**DAPHNE'S REQUEST:** Could we take down the clear magazine holders – people can't see her newsletter? The board discussed placing copies of the monthly newsletter in other visible areas -- in workout room, inside clubhouse, on the table with magazines, bulletin board in the mailroom. Judy will let Daphne know that we will place in business center, gym, bulletin board inside the mailroom and HOA bulletin board. We will keep the magazine holders.

Magnet, logo/trademark issue? Ken thought maybe this was referring to the magnetic sign that Tom Scanlon puts on his car that makes it look like he is the official real estate agent for the property. Judy doesn't think he does this now.

Sidewalk extension or stepping stones issues – due to economic and safety issues the board does not find this suggested action in the best interest of all homeowners. Dog waste issue – please contact Cynthia regarding homeowners that don't pick up their dog waste.

**Architectural Standards Committee** (6:30 pm April 24<sup>th</sup>): Carolyn McKelvy, Ken Patrick, and Ed Reitz

Letters sent out; seven people in six buildings wanted to have a discussion with Judy (they live elsewhere but own this unit). Jim Bremich – Cynthia sent him Jennifer's email saying we'd get back with him once President Brewster was back in town.

**President Brewster** – concrete slab may be the actual problem – The board decided that they needed clarification on this issue and needed to schedule another meeting with the TC HOA Attorney, John Clock, and Cynthia, as soon as possible. President Brewster asked board members to bring the letter President Brewster sent to homeowners and the email with Howard's findings regarding this issue.

**Pond Dredging Issue-** 4 ways Howard had suggested that we could take on this issue. Put it in the budget and then move forward if not opposed within 30 days; if not opposed could raise HOA dues.

If we wanted to do it now we'd have to try to get homeowners' approval for an assessment.

A mailing should be sent to homeowners regarding this issue. Announcement of the issue; encourage them to come to the meeting to learn more about key issues we're faced with. We need to increase our dues based on the current cost of living. The board is trying to get homeowners' involved in a discussion regarding upcoming issues and approaches for dealing with them. The meeting will address these issues from both the short and long term approaches and impact. Suggested: Letter ready by end of May for them to attend the June HOA Meeting to discuss.

Homes on the market that aren't selling, or those that are, at a lower price. Therefore, we must maintain our property.

President Brewster will contact Howard to find a couple of dates and times for the board to meet with him.

The meeting was dismissed at 8:50 PM.