

Tomahawk Creek Condominiums Homeowners Association
Minutes of the Meeting at Tomahawk Creek Clubhouse
February 23, 2016

Board Members Present: Stephen Leake (President) hoaboard@stepheleake.org, Jon Fink (Member At Large) and Thomas Carroll (Secretary).

Centennial Management Present: April Hopkins (Portfolio Manager) and Leslie Wilson (On-site Manager)

Special Meeting of the Membership / 6:36-7:22pm

There was extensive discussion of the proposed special assessment or general dues increase. Due to a number of concerns about the clarity of the plan the special assessment vote was not held.

Note that at the beginning of the meeting 37 homeowners were present. It's very unlikely that the homeowners present plus the 29 proxies would have constituted a quorum.

Homeowner Forum / 7:22-7:27pm

18e:

Concern was expressed about mold discovered by an inspection inside unit 18e. Leslie Wilson clarified the situation, explaining that there was a single spore found inside the unit, and that remediation and re-inspection has already occurred.

Board Meeting Call to Order, President's Report / 7:27pm- 7:31pm

Motion: Approve board meeting minutes for January 26 2016 meeting,
Proposed by Jon Fink, approved by all.

Property Manager's Report / 7:31-8:10pm

Landscaping/Snow Removal Contract Notes:

There was discussion about which landscaping bid to accept. April Hopkins notes that her experience with Summit has been very professional at other properties. She also notes that our current provider, Embassy has behaved somewhat less professionally. For example, by forgetting pool area maintenance. Jon Fink and April Hopkins also both stated that summit has irrigation experience. Jon noted that the current Summit snow removal contract does not include a clause where they remove snow on request.

Motion: Approve the Summit Landscaping/Snow removal contract with a change to the snow removal contract specifying that they remove snow upon request. \$78,210.03 per year.
Proposed by Thomas Carroll, approved by all.

Motion: Approve the blue valley pond maintenance contract. \$375 per month.
Proposed by Jon Fink, approved by all.

Motion: Approve the Heshmeyer weekends only pool maintenance contract. \$85 per day.
Proposed by Jon Fink, approved by all.

Meeting Adjourned at 8:13pm